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apter 11	
	Check if this an amended filing
	apter <u>11</u>

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	Garden Gate Apartments, LLC				
2.	All other names debtor used in the last 8 years					
	Include any assumed names, trade names and <i>doing business as</i> names					
3.	Debtor's federal Employer Identification Number (EIN)	90-0966903				
4.	Debtor's address	Principal place of business	Mailing address, if different from principal place of business			
			226 Broadway			
		1608 Rhodes Lane	Suite 501			
		Griffin, GA 30224	Brooklyn, NY 11211			
		Number, Street, City, State & ZIP Code	P.O. Box, Number, Street, City, State & ZIP Code			
		Spalding	Location of principal assets, if different from principal			
		County	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)				
		C Other Specific				

	Case 16-12		Doc 1	Filed 12/05/16 Document		ed 12/05/16 23:23:22 2 0f 8 Case number (<i>if known</i>)	Desc Main	
Debt	or Garden Gate Apartme	ents, LL	С		J	Case number (<i>if known</i>)		
7.	Describe debtor's business	 Hea Sing Rail Stoo Con Cleated 	Ith Care B Ile Asset F road (as d skbroker (a nmodity B	Business (as defined in 11 L Real Estate (as defined in 1 lefined in 11 U.S.C. § 101(4 as defined in 11 U.S.C. § 1 roker (as defined in 11 U.S.C. § k (as defined in 11 U.S.C. §	11 U.S.C. § 44)) 01(53A)) .C. § 101(6	101(51B))		
		□ Tax-0 □ Inve □ Inve C. NAIC	stment co stment ac	ntity (as described in 26 U.S ompany, including hedge fu dvisor (as defined in 15 U.S American Industry Classific	nd or poole S.C. §80b-20 cation Syste	m) 4-digit code that best describ	-	ı-3)
		See	http://www	v.uscourts.gov/four-digit-na	itional-asso	ciation-naics-codes.		
8.	Under which chapter of the Bankruptcy Code is the debtor filing?	Check of Cha	pter 7 pter 9	are less than \$2,56 The debtor is a sm business debtor, a	66,050 (amo all business ttach the mo	gent liquidated debts (excluding bunt subject to adjustment on 4/0 debtor as defined in 11 U.S.C. 3 ost recent balance sheet, statem	01/19 and every 3 y § 101(51D). If the o ent of operations,	vears after that). debtor is a small cash-flow
				statement, and fed procedure in 11 U.		tax return or if all of these docu (1)(B).	ments do not exist	, follow the
				A plan is being file				
				Acceptances of the accordance with 11		solicited prepetition from one or 126(b).	more classes of cr	editors, in
				Exchange Commis	sion accord	eriodic reports (for example, 10k ling to § 13 or 15(d) of the Secur on for Non-Individuals Filing for E orm.	ities Exchange Ac	t of 1934. File the
		🛛 Cha	pter 12	☐ The debtor is a she	ell company	as defined in the Securities Exc	hange Act of 1934	Rule 12b-2.
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 District		When When	Case no		
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	Autumn Cove Apartn	nents, LL	C Relations	ship 🖌	Affiliate
	•		District	Northern District of Georgia, Atlanta Division	When	12/05/16 Case nu	mber, if known 1	6-71783

Debt	Case 16-2			Filed 12/05/ Documer		23:23:22 known)	Desc Main			
	Name	mento, i				,				
11.	Why is the case filed in	Check all that apply:								
	this district?		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.							
		П А								
12.	Does the debtor own or	■ No								
	have possession of any real property or personal property that poods	□ Yes.	Answer below for each property that needs immediate attention. Attach additional sheets if needed.							
	property that needs immediate attention?		Why does the property need immediate attention? (Check all that apply.)							
			□ It pose	s or is alleged to pos	e a threat of imminent and identifiabl	le hazard to p	ublic health or safety.			
			What is	the hazard?						
			□ It need	s to be physically see	cured or protected from the weather.					
It includes perishable goods or assets that could quickly deteriorate or lose value withou livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other opti										
			C Other							
			Where is	the property?						
			ls the pro	perty insured?	Number, Street, City, State & ZIP C	ode				
				perty moureu:						
				Insurance agency						
				Contact name						
				Phone						
	Statistical and admin	istrative i	information							
13.		. (Check one:							
	available funds	I	Funds wi	Il be available for dist	ribution to unsecured creditors.					
		I	After any	administrative expen	ses are paid, no funds will be availal	ble to unsecu	red creditors.			
14.	Estimated number of	1-49			□ 1,000-5,000		25,001-50,000			
	creditors	□ 50-99			5001-10,000		50,001-100,000			
		☐ 100- ⁻			□ 10,001-25,000		More than100,000			
		□ 200-9	999							
15. Estimated Assets □ \$0 - \$50,000					\$1,000,001 - \$10 million		\$500,000,001 - \$1 billion			
			001 - \$100,0		□ \$10,000,001 - \$50 million		\$1,000,000,001 - \$10 billion			
),001 - \$500,),001 - \$1 mi		□ \$50,000,001 - \$100 million □ \$100,000,001 - \$500 million	_	\$10,000,000,001 - \$50 billion More than \$50 billion			
			•							
16. Estimated liabilities □ \$0 - \$50,000 □ \$1,000,001 - \$10 million						\$500,000,001 - \$1 billion				
			001 - \$100,0		■ \$10,000,001 - \$50 million		\$1,000,000,001 - \$10 billion \$10,000,000,001 - \$50 billion			
),001 - \$500,),001 - \$1 mi		□ \$50,000,001 - \$100 million □ \$100,000,001 - \$500 million	_	\$10,000,000,001 - \$50 billion More than \$50 billion			
		+- 50	, - +			_				

Debtor

Debtor	Garden Gate Apart	tments, LLC		se number (<i>if known</i>)					
	Name								
	Request for Relief, D	Declaration, and Signatures							
WARNIN		is a serious crime. Making a false statement in up to 20 years, or both. 18 U.S.C. §§ 152, 134		nkruptcy case can result in fines up to \$500,000 or					
of au	aration and signature uthorized esentative 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 trued and correct.							
		I declare under penalty of perjury that the f	I declare under penalty of perjury that the foregoing is true and correct.						
		Executed on December 5, 2016 MM / DD / YYYY	_						
	Х	🕻 /s/ Mike Kohn		Mike Kohn					
		Signature of authorized representative of d	ebtor	Printed name					
18. Sign	ature of attorney	/s/ G. Frank Nason, IV		Date December 5, 2016					
		Signature of attorney for debtor		MM / DD / YYYY					
		G. Frank Nason, IV							
		Printed name							
		Lamberth, Cifelli, Ellis & Nason, P.A							
		Firm name							
		1117 Perimeter Center West Suite W212 Atlanta, GA 30338							
		Number, Street, City, State & ZIP Code							
		Contact phone 404-262-7373	Email address						
		535160							
		Bar number and State							

United States Bankruptcy Court Northern District of Georgia - Atlanta Division

Case No. Garden Gate Apartments, LLC In re Debtor(s) 11

VERIFICATION OF CREDITOR MATRIX

I, the Manager, STOWA Member, LLC 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.

December 5, 2016 Date:

/s/ Mike Kohn Mike Kohn/Manager, STOWA Member, LLC Signer/Title

Chapter

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Comcast 3425 Malone Dr. Atlanta, GA 30341

Georgia Department of Revenue Bankruptcy Section PO Box 161108 Atlanta, GA 30321

German American Capital Corp 60 Wall Street 10th Floor New York, NY 10005

Hope Pest Solutions 176 Dean Street Jonesboro, GA 30236

Internal Revenue Service 401 W. Peachtree St. Stop-334D Atlanta, GA 30308

Internal Revenue Service PO Box 7346 Philadelphia, PA 19101-7346

John Benson Sutherlan Asbill & Brennan 999 Peachtree Street, NE Atlanta, GA 30309

LNR Partners, LLC 1601 Washington Avenue Suite 700 Miami Beach, FL 33139

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RBBS, LLC 3105 Washington Road East Point, GA 30344

Spalding County Tax Commission Attn: Sylvia Hollums PO Box 509 Griffin, GA 30224

CERTIFIED COPY OF RESOLUTIONS ADOPTED BY THE SOLE MEMBER OF GARDEN GATE APARTMENTS, LLC

I, the manager of STOWA Members, LLC ("Member"), the sole member of Garden Gate Apartments, LLC, (the "Company"), do hereby certify that the following resolutions were adopted on December 5, 2016, and that such resolutions have not been amended or rescinded and are now in full force and effect:

RESOLVED, that the filing by the Company of a petition for relief under Chapter 11 of the Bankruptcy Code in the United States Bankruptcy Court for the Northern District of Georgia on or before December 6, 2016, be and hereby is, approved, and the Member is authorized and directed to file on behalf of the Company a petition for relief under Chapter 11 of the Bankruptcy Code in the United States Bankruptcy Court for the Northern District of Georgia;

FURTHER RESOLVED, that the Member of the Company be, and hereby is, authorized and directed to retain on behalf of the Company the law firm of Lamberth, Cifelli, Ellis & Nason, P.A., to render legal services to, and to represent, the Company in connection with such bankruptcy proceedings and other related matters in connection therewith, on such terms as such Member shall approve;

FURTHER RESOLVED, that the Member, and any others specifically designated by him, including Isaac Perlmutter, be, and hereby are, authorized and directed to take any and all such further action and to execute and deliver any and all such further instruments and documents and to pay all such expenses, in each case as in his or her judgment shall be necessary or desirable to fully carry out the intent and accomplish the purposes of the resolutions adopted hereby; and

FURTHER RESOLVED, that all acts lawfully done or actions lawfully taken by the Member and any others specifically designated, including Isaac Perlmutter, by him in connection with the bankruptcy proceedings of the Company or any matter related thereto by virtue of these resolutions is hereby in all respects ratified, confirmed and approved.

WITNESS my hand and the seal of the Company this 5th day of December, 2016.

GARDEN GATE APARTMENTS, LLC

By: STOWA Member, LLC, its sole member

By: M M Mike Kohn, Manager