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Fill in this information to identify your case:			
United States Bankruptcy Court for the:			
NORTHERN DISTRICT OF GEORGIA - ATLANTA DIVISION	_		
Case number (if known)	Chapter	_11_	
			☐ Check if this ar 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	Oakley Woods Apartments, 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)	80-0907362	
4.	Debtor's address	Principal place of business	Mailing address, if different from principal place of business
			266 Broadway
		6295 Oakley Road	Suite 501
		Union City, GA 30291	Brooklyn, NY 11211
		Number, Street, City, State & ZIP Code	P.O. Box, Number, Street, City, State & ZIP Code
		Fulton	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 Compan	y (LLC) and Limited Liability Partnership (LLP))
		☐ Partnership (excluding LLP)	
		☐ Other. Specify:	

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וטוטו	Оакіеу	woods	Apartme	nt
	- T			

7.	Describe debtor's business	☐ Head ■ Sing ☐ Rail ☐ Stool ☐ Con	alth Care B gle Asset R road (as d ckbroker (a nmodity Br	Real Es efined as defir oker (a (as de	is (as defined in 11 U.S. state (as defined in 11 U.S.C. § 101(44) ned in 11 U.S.C. § 1010 as defined in 11 U.S.C. § 78	J.S.C. §) (53A)) § 101(6)	101(51B))		
		□ Tax-	estment co	tity (as mpany	described in 26 U.S.C r, including hedge fund as defined in 15 U.S.C	or poole	,	as defined in 15 U.S.C. §8	0a-3)
					an Industry Classificati urts.gov/four-digit-natio			est describes debtor.	
8.	Under which chapter of the Bankruptcy Code is the debtor filing?	Check o	apter 7 apter 9 apter 11. C		are less than \$2,566, The debtor is a small business debtor, attact statement, and federa procedure in 11 U.S.C. A plan is being filed was Acceptances of the placcordance with 11 U. The debtor is required Exchange Commission attachment to Volunta (Official Form 201A) was a small business.	business ch the modal income co. § 1116 vith this p lan were co. S.C. § 1 d to file pon accordary Petitic with this f	sunt subject to adjustment debtor as defined in 1 ost recent balance she tax return or if all of the (1)(B). etition. solicited prepetition from 126(b). eriodic reports (for exalling to § 13 or 15(d) of the for Non-Individuals orm.	excluding debts owed to in lent on 4/01/19 and every 11 U.S.C. § 101(51D). If th et, statement of operations lese documents do not exi om one or more classes of ample, 10K and 10Q) with the Securities Exchange A Filing for Bankruptcy under urities Exchange Act of 19	3 years after that). e debtor is a small s, cash-flow st, follow the creditors, in the Securities and Act of 1934. File the r Chapter 11
9.	Were prior bankruptcy cases filed by or against the debtor within the last 8 years? If more than 2 cases, attach a	■ No.							
	separate list.		District District			When When		Case number 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	Autu	ımn Cove Apartme	nts, LL(Relationship	Affiliate
			District		hern District of rgia, Atlanta sion	When	12/05/16	Case number, if known	16-71783

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Debtor Oakley Woods Apartments.

Debt	○ Oakiey woods Apa	irtments, LL	.C	Case Humber (II knowl	ı)
	Name				
11.	Why is the case filed in	Check all the	at apply:		
	this district?			ipal place of business, or principal assets or for a longer part of such 180 days thar	•
		☐ A ban	kruptcy case concerning de	btor's affiliate, general partner, or partners	ship is pending in this district.
12.	Does the debtor own or	■ No			
	have possession of any real property or personal		nswer below for each proper	rty that needs immediate attention. Attach	additional sheets if needed.
	property that needs immediate attention?	w	hy does the property need	d immediate attention? (Check all that a	oply.)
			It poses or is alleged to po	se a threat of imminent and identifiable ha	azard to public health or safety.
			What is the hazard?		
			It needs to be physically se	ecured or protected from the weather.	
				ds or assets that could quickly deteriorate meat, dairy, produce, or securities-related	or lose value without attention (for example, assets or other options).
			Other		
		w	here is the property?		
				Number, Street, City, State & ZIP Code	
		Is	the property insured?	•	
			l No		
			Yes. Insurance agency		
			Contact name		
			Phone		
	Statistical and admin	istrative info	rmation		
13.	Debtor's estimation of	. Che	ck one:		
	available funds	■F	unds will be available for dis	stribution to unsecured creditors.	
		ПА	fter any administrative expe	enses are paid, no funds will be available t	o unsecured creditors.
14.	Estimated number of	■ 1-49		□ 1,000-5,000	☐ 25,001-50,000
	creditors	□ 50-99		5001-10,000	5 0,001-100,000
		□ 100-199		1 0,001-25,000	☐ More than100,000
		□ 200-999			
15.	Estimated Assets	□ \$0 - \$50,	000	■ \$1,000,001 - \$10 million	□ \$500,000,001 - \$1 billion
		□ \$50,001	- \$100,000	□ \$10,000,001 - \$50 million	□ \$1,000,000,001 - \$10 billion
		□ \$100,001	- \$500,000	□ \$50,000,001 - \$100 million	☐ \$10,000,000,001 - \$50 billion

□ \$100,000,001 - \$500 million

□ \$1,000,001 - \$10 million

■ \$10,000,001 - \$50 million

□ \$50,000,001 - \$100 million

□ \$100,000,001 - \$500 million

16. Estimated liabilities

□ \$500,001 - \$1 million

□ \$50,001 - \$100,000

□ \$100,001 - \$500,000

□ \$500,001 - \$1 million

□ \$0 - \$50,000

☐ More than \$50 billion

☐ More than \$50 billion

□ \$500,000,001 - \$1 billion

□ \$1,000,000,001 - \$10 billion

□ \$10,000,000,001 - \$50 billion

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Debtor Oakley Woods Apartments, LLC

Request for Relief,	Declaration,	and	Signatures
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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 trued and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on December 5, 2016 MM / DD / YYYY

✗ /s/ Mike Kohn	Mike Kohn
Signature of authorized representative of debtor	Printed name
Title Manager STOWA Member LLC	

18. Signature of attorney

X	/s/ G. Frank N	lason, IV		Date	December 5, 2016	
	Signature of atto	orney for debtor			MM / DD / YYYY	
	G. Frank Nasc	on, IV				
	Printed name					
	Lamberth, Cif	felli, Ellis & Nason, P	P.A.			
	Firm name					
	1117 Perimete	er Center West				
	Suite W212					
	Atlanta, GA 3	0338				
	Number, Street,	City, State & ZIP Code				
	Contact phone	404-262-7373	Email address			

535160

Bar number and State

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United States Bankruptcy Court Northern District of Georgia - Atlanta Division

In re	Oakley Woods Apartments, LLC		Case No.	
		Debtor(s)	Chapter	11
	VERIFICA	TION OF CREDITOR I	MATRIX	
I, the M	lanager, STOWA Member, LLC of the corp	poration named as the debtor in this c	ease, hereby verif	y that the attached list of
creditor	s is true and correct to the best of my know	vledge.		
		gs.		
Date:	December 5, 2016	/s/ Mike Kohn		
		Mike Kohn/Manager, STOWA N	lember, LLC	
		Signer/Title		

City of Union City 5047 Union Street Union City, GA 30291

Comcast 3425 Malone Dr. Atlanta, GA 30341

Fulton County Tax Commissioner Attn: Arthur E. Ferdinand 141 Pryor Street Atlanta, GA 30303

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

German American Capital Corp 60 Wall Street 10th Floor Brooklyn, NY 11211

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

RBBS, LLC 3105 Washington Road East Point, GA 30344

CERTIFIED COPY OF RESOLUTIONS ADOPTED BY THE SOLE MEMBER OF OAKLEY WOODS APARTMENTS, LLC

I, the manager of STOWA Members, LLC ("Member"), the sole member of Oakley Woods 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 by him, including Isaac Perlmutter, 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.

By: M M Manager Mike Kohn, Manager

OAKLEY WOODS APARTMENTS, LLC