

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 an 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 6295 Oakley Road Union City, GA 30291 266 Broadway Suite 501 Brooklyn, NY 11211 Fulton County Location of principal assets, if different from principal place of business

5. Debtor's website (URL)

6. Type of debtor Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP)) Partnership (excluding LLP) Other. Specify:

Debtor Oakley Woods Apartments, LLC Case number (if known) _____
 Name

11. Why is the case filed in this district? *Check all that apply:*

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.

A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?

No

Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? *(Check all that apply.)*

It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.
 What is the hazard? _____

It needs to be physically secured or protected from the weather.

It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

Other _____

Where is the property? _____
 Number, Street, City, State & ZIP Code

Is the property insured?

No

Yes. Insurance agency _____
 Contact name _____
 Phone _____

Statistical and administrative information

13. Debtor's estimation of available funds *Check one:*

Funds will be available for distribution to unsecured creditors.

After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors

<input checked="" type="checkbox"/> 1-49	<input type="checkbox"/> 1,000-5,000	<input type="checkbox"/> 25,001-50,000
<input type="checkbox"/> 50-99	<input type="checkbox"/> 5001-10,000	<input type="checkbox"/> 50,001-100,000
<input type="checkbox"/> 100-199	<input type="checkbox"/> 10,001-25,000	<input type="checkbox"/> More than 100,000
<input type="checkbox"/> 200-999		

15. Estimated Assets

<input type="checkbox"/> \$0 - \$50,000	<input checked="" type="checkbox"/> \$1,000,001 - \$10 million	<input type="checkbox"/> \$500,000,001 - \$1 billion
<input type="checkbox"/> \$50,001 - \$100,000	<input type="checkbox"/> \$10,000,001 - \$50 million	<input type="checkbox"/> \$1,000,000,001 - \$10 billion
<input type="checkbox"/> \$100,001 - \$500,000	<input type="checkbox"/> \$50,000,001 - \$100 million	<input type="checkbox"/> \$10,000,000,001 - \$50 billion
<input type="checkbox"/> \$500,001 - \$1 million	<input type="checkbox"/> \$100,000,001 - \$500 million	<input type="checkbox"/> More than \$50 billion

16. Estimated liabilities

<input type="checkbox"/> \$0 - \$50,000	<input type="checkbox"/> \$1,000,001 - \$10 million	<input type="checkbox"/> \$500,000,001 - \$1 billion
<input type="checkbox"/> \$50,001 - \$100,000	<input checked="" type="checkbox"/> \$10,000,001 - \$50 million	<input type="checkbox"/> \$1,000,000,001 - \$10 billion
<input type="checkbox"/> \$100,001 - \$500,000	<input type="checkbox"/> \$50,000,001 - \$100 million	<input type="checkbox"/> \$10,000,000,001 - \$50 billion
<input type="checkbox"/> \$500,001 - \$1 million	<input type="checkbox"/> \$100,000,001 - \$500 million	<input type="checkbox"/> More than \$50 billion

Debtor Oakley Woods Apartments, LLC Case number (if known) _____
Name

Request for Relief, Declaration, and Signatures

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 true and correct.
I declare under penalty of perjury that the foregoing is true and correct.
Executed on December 5, 2016
MM / DD / YYYY

X /s/ Mike Kohn _____
Signature of authorized representative of debtor
Title Manager, STOWA Member, LLC

Mike Kohn _____
Printed name

18. Signature of attorney

X /s/ G. Frank Nason, IV _____
Signature of attorney for debtor

Date December 5, 2016
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**

In re **Oakley Woods Apartments, LLC** Debtor(s) Case No. _____
Chapter **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.

Date: **December 5, 2016**

/s/ Mike Kohn
Mike Kohn/Manager, STOWA Member, 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.

OAKLEY WOODS APARTMENTS, LLC

By: STOWA Member, LLC, its sole member

By:  _____
Mike Kohn, Manager