Case 15-09195 Doc 1 Filed 03/16/15 Entered 03/16/15 11:25:49 Desc Main Document Page 1 of 12

United States Bankruptcy Court Northern District of Illinois					Voluntary	Petition			
Name of Debtor (if individual, enter Last, Firs Rosenstein Properties, LLC	t, Middle):			Name	of Joint De	ebtor (Spouse) (Last, First,	Middle):	
All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names):				All Ot (include	her Names de married,	used by the J maiden, and	oint Debtor i trade names)	n the last 8 years:	
Last four digits of Soc. Sec. or Individual-Taxp (if more than one, state all)	oayer I.D. (ITIN)/Comple	ete EIN	Last fo	our digits of than one, state	f Soc. Sec. or	Individual-T	axpayer I.D. (ITIN) N	o./Complete EIN
20-0194887 Street Address of Debtor (No. and Street, City, 2355 Greenleaf Avenue Elk Grove Village, IL	and State):		ZIP Code	Street	Address of	Joint Debtor	(No. and Str	eet, City, and State):	ZIP Code
			007						ZII Code
County of Residence or of the Principal Place of Cook	of Business:			Count	y of Reside	ence or of the	Principal Pla	ce of Business:	
Mailing Address of Debtor (if different from st 2111 E Pratt Blvd Elk Grove Village, IL	reet address):			Mailin	g Address	of Joint Debt	or (if differen	t from street address):	
			ZIP Code 007	4					ZIP Code
Location of Principal Assets of Business Debto (if different from street address above):	or	1 00							
Type of Debtor	N:	ature of						tcy Code Under Whi	ch
(Form of Organization) (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.)	☐ Health C ☐ Single Ai in 11 U.S ☐ Railroad ☐ Stockbro ☐ Commod ☐ Clearing	sset Real S.C. § 101 oker lity Broke	ess Estate as 1 (51B)	defined	☐ Chapt ☐ Chapt ☐ Chapt ☐ Chapt ☐ Chapt ☐ Chapt	er 7 er 9 er 11 er 12	☐ Ch of ☐ Ch	led (Check one box) hapter 15 Petition for Fa a Foreign Main Proce- hapter 15 Petition for Fa a Foreign Nonmain Pr	eding Recognition
Chapter 15 Debtors	Other	F	-4 E-44-					of Debts	
Country of debtor's center of main interests: Each country in which a foreign proceeding by, regarding, or against debtor is pending:	(Cho Debtor is a under Title	a tax-exeme 26 of the	applicable	ation ates	defined "incurr	are primarily co I in 11 U.S.C. § ed by an indivi onal, family, or	nsumer debts, 101(8) as dual primarily	Debts busin	s are primarily ess debts.
Filing Fee (Check one bo	ox)			one box:	l	-	ter 11 Debto		
■ Full Filing Fee attached □ Filing Fee to be paid in installments (applicable to attach signed application for the court's considerate debtor is unable to pay fee except in installments Form 3A. □ Filing Fee waiver requested (applicable to chapte attach signed application for the court's considerate.	ation certifying that. Rule 1006(b). See at 7 individuals on	at the ee Official aly). Must	Check a Check a Check a	Debtor is not f: Debtor's aggine less than Stall applicable a plan is bein acceptances of	a small busing regate nonco \$2,490,925 (as boxes: ag filed with of the plan w	ntingent liquida amount subject this petition.	defined in 11 United debts (exclusive to adjustment	2. § 101(51D). S.S.C. § 101(51D). Iuding debts owed to insi on 4/01/16 and every three one or more classes of cr	ee years thereafter).
Statistical/Administrative Information ■ Debtor estimates that funds will be availabl □ Debtor estimates that, after any exempt pro there will be no funds available for distribu	perty is exclude	ed and ad	ministrati		es paid,		THIS	SPACE IS FOR COURT	USE ONLY
Estimated Number of Creditors									
1- 50- 100- 200- 49 99 199 999	1,000- 5,000 5,0		0,001- 5,000	25,001- 50,000	50,001- 100,000	OVER 100,000			
Estimated Assets	\$1,000,001 \$10, to \$10 to \$3 million milli	50 to		\$100,000,001 to \$500 million	\$500,000,001 to \$1 billion	More than \$1 billion			
Estimated Liabilities	\$1,000,001 \$10, to \$10 to \$1 million milli	50 to		\$100,000,001 to \$500 million	\$500,000,001 to \$1 billion				

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B1 (Official Form 1)(04/13) Page 2 Name of Debtor(s): Voluntary Petition Rosenstein Properties, LLC (This page must be completed and filed in every case) All Prior Bankruptcy Cases Filed Within Last 8 Years (If more than two, attach additional sheet) Case Number: Date Filed: Location Where Filed: - None -Date Filed: Location Case Number: Where Filed: Pending Bankruptcy Case Filed by any Spouse, Partner, or Affiliate of this Debtor (If more than one, attach additional sheet) Name of Debtor: Case Number: Date Filed: - None -District: Relationship: Judge: Exhibit B Exhibit A (To be completed if debtor is an individual whose debts are primarily consumer debts.) (To be completed if debtor is required to file periodic reports (e.g., I, the attorney for the petitioner named in the foregoing petition, declare that I forms 10K and 10Q) with the Securities and Exchange Commission 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 pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 under each such chapter. I further certify that I delivered to the debtor the notice required by 11 U.S.C. §342(b). and is requesting relief under chapter 11.) ☐ Exhibit A is attached and made a part of this petition. Signature of Attorney for Debtor(s) (Date) 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 with 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)).

B1 (Official Form 1)(04/13)

Voluntary Petition

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

Signatures

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).

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

I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.

 \mathbf{X}_{-}

Signature of Debtor

X

Signature of Joint Debtor

Telephone Number (If not represented by attorney)

Date

Signature of Attorney*

X /s/ Abraham Brustein

Signature of Attorney for Debtor(s)

Abraham Brustein 0327662

Printed Name of Attorney for Debtor(s)

DiMonte and Lizak, LLC

Firm Name

216 Higgins Road Park Ridge, IL 60068

Address

(847) 698-9600 Fax: (847) 698-9623

Telephone Number

March 16, 2015

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 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/ Michael Madej

Signature of Authorized Individual

Michael Madej

Printed Name of Authorized Individual

Manager

Title of Authorized Individual

March 16, 2015

Date

Signature of a Foreign Representative

Page 3

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.)

Name of Debtor(s):

Rosenstein Properties, LLC

- ☐ 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.

٦	V
1	•

Signature of Foreign Representative

Printed Name of Foreign Representative

Date

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 bankrutpcy 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.)

	_			
٩	٧	v	•	
	١,	8		

Date

Address

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.

B1 (Official FG@9@4/15-09195 Doc 1 Filed 03/16/1	
Voluntary Petition Document	
(This page must be completed and filed in every case)	Rosenstein Properties, LLC
Sign	natures
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.	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 Debtor	Signature of Foreign Representative
X Signature of Joint Debtor	Printed Name of Foreign Representative
Telephone Number (If not represented by attorney)	
Date	Signature of Non-Attorney Bankruptcy Petition Preparer I declare under penalty of perjury that: (1) I am a bankruptcy petition
Signature of Attorney* Signature of Attorney for Debtor(s) Abraham Brustein 0327662 Printed Name of Attorney for Debtor(s)	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 bankruptey 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.
DiMonte and Lizak, LLC Firm Name 216 Higgins Road Park Ridge, IL 60068	Printed Name and title, if any, of Bankruptcy Petition Preparer
Address	Social-Security number (If the bankrutpey 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.)
(847) 898-9600 Fax: (847) 698-9623 Telephone Number March 14, 2015 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.	Address
Signature of Deptor (Corporation/Partnership) I declare under penalty of penjury 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 tellef in accordance with the chapter of title 11, United States Code, specified in this petition. Signature of Authorized Individual Michael Madej Printed Name of Authorized Individual	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.
Manager Fitle of Authorized Individual March 14, 2015	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.
)ate	

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B4 (Official Form 4) (12/07)

United States Bankruptcy Court Northern District of Illinois

In re	Rosenstein Properties, LLC	n Properties, LLC			
		Debtor(s)	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)
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	Nature of claim (trade debt, bank loan, government contract, etc.)	Indicate if claim is contingent, unliquidated, disputed, or subject to setoff	Amount of claim [if secured, also state value of security]
Lavelle Law Firm 501 W Colfax St Palatine, IL 60067	Lavelle Law Firm 501 W Colfax St Palatine, IL 60067	attorneys fees		9,146.51
First Midwest Bank 180 N. LaSalle Street #2500 Chicago, IL 60601	First Midwest Bank 180 N. LaSalle Street #2500 Chicago, IL 60601			Unknown (0.00 secured)
First Midwest Bank 180 N. LaSalle Street #2500 Chicago, IL 60601	First Midwest Bank 180 N. LaSalle Street #2500 Chicago, IL 60601	2355 Greenleaf Avenue Elk Grove Village, IL 60007		Unknown (Unknown secured) (700,000.00 senior lien)
Frank Masellis 106 S. 5th Avenue Maywood, IL 60153	Frank Masellis 106 S. 5th Avenue Maywood, IL 60153			Unknown (0.00 secured)
Frank Masellis 106 S. 5th Avenue Maywood, IL 60153	Frank Masellis 106 S. 5th Avenue Maywood, IL 60153	2355 Greenleaf Avenue Elk Grove Village, IL 60007		445,000.00 (Unknown secured) (700,000.00 senior lien)
Robert Blajda 14 Washington Street Glenview, IL 60025	Robert Blajda 14 Washington Street Glenview, IL 60025			Unknown (0.00 secured)
Robert Blajda 14 Washington Street Glenview, IL 60025	Robert Blajda 14 Washington Street Glenview, IL 60025	2355 Greenleaf Avenue Elk Grove Village, IL 60007	Disputed	700,000.00 (Unknown secured)

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	cial Form 4) (12/07) - Cont. Rosenstein Properties, LLC	Case No.	
mic	Debtor(s)		
	I IST OF CHEDITORS HOLDING 20 I	ADCECT INSECTIDED CLAIMS	

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

(Continuation Sheet)

(1)	(2)	(3)	(4)	(5)
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	Nature of claim (trade debt, bank loan, government contract, etc.)	Indicate if claim is contingent, unliquidated, disputed, or subject to setoff	Amount of claim [if secured, also state value of security]

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

I, the Manager 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	March 16, 2015	Signature	/s/ Michael Madej
			Michael Madej
			Manager

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.

Case 15-09195 Filed 03/16/15 Entered 03/16/15 11:25:49 Desc Main Page 7 of 12 Document B4 (Official Form 4) (12/07) - Conf. Rosenstein Properties, LLC Case No. Debtor(s) LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS (Continuation Sheet) (1)(2)(3) (4) (5) Name of creditor and complete Name, telephone number and complete Nature of claim (trade Indicate if claim is Amount of claim mailing address including zip mailing address, including zip code, of debt, bank loan, contingent, [if secured, also code employee, agent, or department of creditor government contract, unliquidated, state value of familiar with claim who may be contacted etc.) disputed, or security] subject to setoff DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF A CORPORATION OR PARTNERSHIP I, the Manager 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 nest of my information and belief.

Date	March 14, 2015	Signature	_\ \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		W	Λ	
			Michael Made	7			
			Manager	d			

Penalty for making a false statement or concealing property: Fine of up to \$500,000 or impresonment for up to 5 years or both.

18 U.S.C. §§ 152 and 3571.

Cook County Treasurer 118 N. Clark Street Chicago, IL 60602

First Midwest Bank 180 N. LaSalle Street #2500 Chicago, IL 60601

First Midwest Bank 180 N. LaSalle Street #2500 Chicago, IL 60601

Frank Masellis 106 S. 5th Avenue Maywood, IL 60153

Frank Masellis 106 S. 5th Avenue Maywood, IL 60153

Greenridge Farm, Inc. 2355 Greenleaf Ave Elk Grove Village, IL 60007

Illinois Department of Revenue 101 W. Jefferson Street Springfield, IL 62702

Internal Revenue Service Bankruptcy Section P.O. Box 7346 Philadelphia, PA 19101-7317

Lavelle Law Firm 501 W Colfax St Palatine, IL 60067

Matthew E. Gurvey, Attorney at Law 111 W. Washington Street #841 Chicago, IL 60602

Michael Mulcahy Vedder Price, PC 221 N. LaSalle Street Chicago, IL 60601 Nicor 1844 Ferry Road Naperville, IL 60563

Robert Blajda 14 Washington Street Glenview, IL 60025

Robert Blajda 14 Washington Street Glenview, IL 60025

Village of Elk Grove 901 Wellington Ave Elk Grove Village, IL 60007 Case 15-09195 Doc 1 Filed 03/16/15 Entered 03/16/15 11:25:49 Desc Main Document Page 10 of 12

United States Bankruptcy Court Northern District of Illinois

In re	Rosenstein Properties, LLC		Case No.	•
		Debtor(s)	Chapter	11
	VER	RIFICATION OF CREDITOR MAT	RIX	
		Number of Cred	litors:	12
	The above-named Debtor(s) h (our) knowledge.	ereby verifies that the list of creditors is	s true and c	orrect to the best of my
Date:	March 14, 2015	Michael Madei/Manager Signer/Title	·	
		Signer/Title		

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United States Bankruptcy Court Northern District of Illinois

In re	Rosenstein Properties, LLC		Case No.	
		Debtor(s)	Chapter	11
	CORPORATE	OWNERSHIP STATEMENT (RUL	E 7007.1)	
recusa follow more Micha 2111	ant to Federal Rule of Bankruptcy Procedl, the undersigned counsel for Rosens ving is a (are) corporation(s), other than of any class of the corporation's(s') equivalent Blvd.	the debtor or a governmental unit, tha	tioned actioned tioned to the time the time time time time time time time tim	on, certifies that the r indirectly own(s) 10% or
	rove Village, IL 60007			
	stian Madej E Pratt Blvd			
	rove Village, IL 60007			
□ No	ne [<i>Check if applicable</i>]			
March	n 16, 2015	/s/ Abraham Brustein		
Date		Abraham Brustein 0327662		
		Signature of Attorney or Litigant		
		Counsel for Rosenstein Properties DiMonte and Lizak, LLC	, LLC	
		216 Higgins Road		
		Park Ridge, IL 60068		
		(847) 698-9600 Fax:(847) 698-9623		

Managers and Members Consent to Filing Chapter 11 Case

The undersigned, being all of the Managers and Members of Rosenstein Properties, LLC, an Illinois liability company ("Company"), hereby consent to the following action, without conducting a formal meeting.

- 1. The Manager, on behalf of the Company, is authorized to file a Chapter 11 bankruptcy on behalf of the Company at such time as he deems it advisable unless this authorization is revoked by further action of the Managers and Members.
- 2. The Manager, acting on behalf of the Company, is authorized to retain such attorneys, accountants, and other professionals as he deems advisable to assist the Company in a Chapter 11 case.
- 3. The Manager, working together with such professionals as he retains, is authorized to take such actions as are required or authorized under the applicable provisions of the Bankruptcy Code to operate as a debtor-in-possession, to fulfill all of the duties of a Chapter 11 Debtor and to submit a Chapter 11 plan of reorganization of behalf of the Company.

Approved by Manager:	
By: Michael Madej,	Date: 3/13/15
Sole Manager of Rosenstein Properties, LLC	
Approved by Members:	
By:	Date: 3/13/15
Sebastain Madej	
By: Michael Madej	Date: $\frac{3}{13}$ / 15