

Fill in this information to identify your case:

United States Bankruptcy Court for the:

EASTERN DISTRICT OF KENTUCKY

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 Lexington Hospitality Group LLC

2. All other names debtor used in the last 8 years DBA Clarion Hotel Conference Center South

3. Debtor's federal Employer Identification Number (EIN) 47-5037708

4. Debtor's address Principal place of business Mailing address, if different from principal place of business

5. Debtor's website (URL) www.clarionhotelllexingtonky.com

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

Debtor Lexington Hospitality Group LLC
Name

Case number (if known) _____

7. Describe debtor's business

A. Check one:

- Health Care Business (as defined in 11 U.S.C. § 101(27A))
- Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- Railroad (as defined in 11 U.S.C. § 101(44))
- Stockbroker (as defined in 11 U.S.C. § 101(53A))
- Commodity Broker (as defined in 11 U.S.C. § 101(6))
- Clearing Bank (as defined in 11 U.S.C. § 781(3))
- None of the above

B. Check all that apply

- Tax-exempt entity (as described in 26 U.S.C. §501)
- Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.
See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

8. Under which chapter of the Bankruptcy Code is the debtor filing?

Check one:

- Chapter 7
- Chapter 9

Chapter 11. Check all that apply:

- Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,566,050 (amount subject to adjustment on 4/01/19 and every 3 years after that).
- The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- A plan is being filed with this petition.
- Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11 (Official Form 201A) with this form.
- The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

Chapter 12

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 _____ When _____ Case number _____
 District _____ When _____ 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 _____ Relationship _____
 District _____ When _____ Case number, if known _____

Debtor Lexington Hospitality Group LLC
Name

Case number (if known) _____

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

1-49

50-99

100-199

200-999

1,000-5,000

5001-10,000

10,001-25,000

25,001-50,000

50,001-100,000

More than 100,000

15. Estimated Assets

\$0 - \$50,000

\$50,001 - \$100,000

\$100,001 - \$500,000

\$500,001 - \$1 million

\$1,000,001 - \$10 million

\$10,000,001 - \$50 million

\$50,000,001 - \$100 million

\$100,000,001 - \$500 million

\$500,000,001 - \$1 billion

\$1,000,000,001 - \$10 billion

\$10,000,000,001 - \$50 billion

More than \$50 billion

16. Estimated liabilities

\$0 - \$50,000

\$50,001 - \$100,000

\$100,001 - \$500,000

\$500,001 - \$1 million

\$1,000,001 - \$10 million

\$10,000,001 - \$50 million

\$50,000,001 - \$100 million

\$100,000,001 - \$500 million

\$500,000,001 - \$1 billion

\$1,000,000,001 - \$10 billion

\$10,000,000,001 - \$50 billion

More than \$50 billion

Debtor Lexington Hospitality Group 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 August 3, 2017
MM / DD / YYYY

/s/ Kenneth Moore/Janee Hotel Corporation
Signature of authorized representative of debtor
Title Manager

Kenneth Moore/Janee Hotel Corporation
Printed name

18. Signature of attorney

/s/ Laura Day DelCotto
Signature of attorney for debtor

Date August 3, 2017
MM / DD / YYYY

Laura Day DelCotto
Printed name

DelCotto Law Group PLLC
Firm name

200 North Upper St.
Lexington, KY 40507
Number, Street, City, State & ZIP Code

Contact phone (859) 231-5800 Email address _____

Bar number and State

Fill in this information to identify the case:

Debtor name Lexington Hospitality Group LLC

United States Bankruptcy Court for the: EASTERN DISTRICT OF KENTUCKY

Case number (if known) _____

Check if this is an amended filing

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud 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.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- Schedule H: Codebtors* (Official Form 206H)
- Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- Amended Schedule*
- Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- Other document that requires a declaration _____

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

Executed on August 3, 2017

X /s/ Kenneth Moore/Janee Hotel Corporation

Signature of individual signing on behalf of debtor

Kenneth Moore/Janee Hotel Corporation

Printed name

Manager

Position or relationship to debtor

Fill in this information to identify the case:

Debtor name Lexington Hospitality Group LLC

United States Bankruptcy Court for the: EASTERN DISTRICT OF KENTUCKY

Case number (if known): _____

Check if this is an amended filing

Official Form 204
Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders 12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Bookman Electrical Services Inc 3341 Lansdowne Drive Lexington, KY 40502		Vendor	Disputed			\$104,441.54
C-Worth Superstore Inc 1403 Versailles Road Lexington, KY 40504		Vendor				\$215,356.08
Choice Hotels International KY204-02 P.O. Box 99992 Chicago, IL 60696-7792		Franchisor Fees				\$15,074.09
Clay Ingels Company LLC P.O. Box 2120 Lexington, KY 40588		Vendor				\$7,902.49
Collins Fire Protection 1054 Brentwood Court Lexington, KY 40511		Vendor				\$53,391.83
Drinkswell Services Inc 1201 Story Ave Suite 128 Louisville, KY 40206		Vendor	Disputed			\$12,722.99
Dunn & Tackett Glass LLC 4242 Geaogetoen Road Lexington, KY 40511		Vendor				\$18,525.75

Debtor Lexington Hospitality Group LLC
Name

Case number (if known) _____

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Graham Interiors Inc. 1975 Harrodsburg Road Lexington, KY 40503		Vendor				\$12,300.00
Jerome Smyser 4422 Eagles Cove Ct Louisville, KY 40241		Vendor	Disputed			\$155,000.00
Ken Tyson Plumbing 228 Industrial Pkwy Nicholasville, KY 40356		Vendor				\$119,072.19
Kentucky State Treasurer 1050 US Highway 127 South Suite 100 Frankfort, KY 40601		Taxes				\$36,877.61
Kentucky Utilities One Quality Street Lexington, KY 40507		Utility				\$11,392.27
LexServ City Services P.O. Box 742636 Cincinnati, OH 45274-2636		Utility				\$34,972.59
LFUCG Department of Law 200 E. Main St. Lexington, KY 40507		Fayette Co. License Fee/Net Profits Tax				\$23,857.55
Lumber King Inc-WC P.O. Box 10 Southfork Center Whitley City, KY 42653		Vendor				\$29,864.49
M&P Morgan & Pottinger 133 West Short Street Lexington, KY 40507		Legal services				\$12,606.67
Nexgen Building Supply P.O. Box 6165 Carol Stream, IL 60197		Vendor				\$7,172.26
Smithers Sign Co. 1413 Versailles Road Lexington, KY 40504		Vendor				\$25,481.56

Debtor Lexington Hospitality Group LLC
Name _____

Case number (if known) _____

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Tomarket Global Inc. 1131 Enterprise Dr. Ste 5 Oklahoma City, OK 73128		Vendor	Disputed			\$19,492.05
US Foods P.O. Box 98761 Chicago, IL 60693-8761		Vendor				\$7,641.17

**United States Bankruptcy Court
Eastern District of Kentucky**

In re Lexington Hospitality Group LLC

Debtor(s)

Case No.

Chapter 11

LIST OF EQUITY SECURITY HOLDERS

Following is the list of the Debtor's equity security holders which is prepared in accordance with rule 1007(a)(3) for filing in this Chapter 11 Case

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
5532 Athens LLC 160 W. Canyon Crest Road Alpine, UT 84004	Member	50%	Member
Dubrs Investment Ltd. 300 Cedar Elm Ct. Irving, TX 75063-8465	Member	5%	Member
Janee Hotel Corporation P.O. Box 6091 Aurora, IL 60598-6091	Member	40%	Member
Mitul Patel One Alliance Center 3500 Lennox Road Suite 625 Atlanta, GA 30326	Member	5%	Member

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF 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 of Equity Security Holders and that it is true and correct to the best of my information and belief.

Date August 3, 2017

Signature /s/ Kenneth Moore/Janee Hotel Corporation
Kenneth Moore/Janee Hotel Corporation

*Penalty for making a false statement of concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both.
18 U.S.C. §§ 152 and 3571.*

**United States Bankruptcy Court
Eastern District of Kentucky**

In re Lexington Hospitality Group LLC

Debtor(s)

Case No.

Chapter 11

VERIFICATION OF MAILING LIST MATRIX

I, the Manager of the corporation named as the petitioner(s) in the above-styled bankruptcy action, declare under penalty of perjury that the attached mailing list matrix of creditors and other parties in interest consisting of 6 page(s) is true and correct and complete, to the best of my (our) knowledge.

Date: August 3, 2017

/s/ Kenneth Moore/Janee Hotel Corporation
Kenneth Moore/Janee Hotel Corporation/Manager
Signer/Title

I, Laura Day DelCotto, counsel for the petitioner(s) in the above-styled bankruptcy action, declare that the attached Master Address List consisting of 6 page(s) has been verified by comparison to Schedules D through H to be complete, to the best of my knowledge. I further declare that the attached Master Address List can be relied upon by the Clerk of Court to provide notice to all creditors and parties in interest as related to me by the debtor(s) in the above-styled bankruptcy action until such time as any amendments may be made.

Date: August 3, 2017

/s/ Laura Day DelCotto
Signature of Attorney
Laura Day DelCotto
DelCotto Law Group PLLC
200 North Upper St.
Lexington, KY 40507
(859) 231-5800 Fax: (859) 281-1179

All Trade Services, Inc.
c/o Steven F. Vicroy, Esq.
Murphy & Vicroy, PLLC
250 W Main St., Ste 2120
Lexington KY 40507

Bookman Electrical Services Inc
3341 Lansdowne Drive
Lexington KY 40502

C-Worth Superstore Inc
1403 Versailles Road
Lexington KY 40504

Caterease
801 Orchide Drive
Naples FL 34102

Choice Hotels International KY204-02
P.O. Box 99992
Chicago IL 60696-7792

Clay Ingels Company LLC
P.O. Box 2120
Lexington KY 40588

Collins Fire Protection
1054 Brentwood Court
Lexington KY 40511

Columbia Gas of Kentucky
P.O. Box 14241
Lexington KY 40512

Comfort Heating and Air
Suite 110
2424 Palumbo Drive
Lexington KY 40509

CommTrak
17493 Nassau Commons
Lewes DE 19958

Craveable Brands, LLC
5151 Beltline Road
Suite 300
Dallas TX 75254

Crosspointe Interactive
1232 Chevington Chase
Tipp City OH 45371

Dogwood Hotels, LLC
89 Daniel Boone Drive
Barbourville KY 40609

Drayer Spurlock
Napier & Associates, P.S.C.
300 W. Fifth St.
P.O. Box Drawer 5087
London KY 40744-5000

Drayer Spurlock, Esq.
Napier & Associates, P.S.C.
300 W. Fifth Street
P.O. Drawer 5087
London KY 40745

Drinkswell Services Inc
1201 Story Ave
Suite 128
Louisville KY 40206

Dunn & Tackett Glass LLC
4242 Geaogetoen Road
Lexington KY 40511

Executive Supply, LLC
10501 Taconic Terrace
Cincinnati OH 45215

GFS Central States, LLC
342 Gordon Industrial Drive
Shepherdsville KY 40165

Graham Interiors Inc.
1975 Harrodsburg Road
Lexington KY 40503

GreenBox/Coleman Smith
2430 Palumbo Drive
Suite 140
Lexington KY 40509

Internal Revenue Service
P.O. Box 7346
Philadelphia PA 19101-7346

Janee Hotel Corporation
P.O. Box 6091
Aurora IL 60598-6091

Jani-King Lexington Region
609 Reliability Circle
Knoxville TN 37932

Jerome Smyser
4422 Eagles Cove Ct
Louisville KY 40241

Johnson Landscaping Materials, LLC
167 South Forbes Road
Lexington KY 40511

Ken Tyson Plumbing
228 Industrial Pkwy
Nicholasville KY 40356

Kenneth Moore
P.O. Box 6091
Aurora IL 60598-6091

Kentucky American Water
P.O. Box 790247
Saint Louis MO 63179-0247

Kentucky Department of Revenue
501 High Street
Frankfort KY 40601-2103

Kentucky Hospitality, LLC
P.O. Box 2832
Louisville KY 40201

Kentucky State Treasurer
1050 US Highway 127 South
Suite 100
Frankfort KY 40601

Kentucky Utilities
One Quality Street
Lexington KY 40507

Lamar Companies
P.O. Box 96030
Baton Rouge LA 70896

LexServ City Services
P.O. Box 742636
Cincinnati OH 45274-2636

Lexyl Travel Technologies
DBA Hotel Planner
P.O. Box 645458
Pittsburgh PA 15264-5452

LFUCG
Department of Law
200 E. Main St.
Lexington KY 40507

Lumber King Inc-WC
P.O. Box 10 Southfork Center
Whitley City KY 42653

M&P Morgan & Pottinger
133 West Short Street
Lexington KY 40507

Market America, LLC
Travel Coupons
P.O. Box 7219
Gadsden AL 35906

Martin B. Tucker, Esq.
Dinsmore & Shohl LLP
250 West Main St., Ste 1400
Lexington KY 40507

Monee Moore Williams
P.O. Box 6091
Aurora IL 60598-6091

Nexgen Building Supply
P.O. Box 6165
Carol Stream IL 60197

Parks & Recreation - LFUCG
469 Parkway Drive
Lexington KY 40504

Private Capital Group Inc.
160 W. Canyon Crest Road
Alpine UT 84004

Pure Force
P.O. Box 32027
New York NY 10087-2027

Reginald L. Thomas
P.O. Box 1704
Lexington KY 40588

Republic Services
451 Conway Court
Lexington KY 40511

Selma's Catering
720 Henry Clay Blvd
Lexington KY 40505

Smithers Sign Co.
1413 Versailles Road
Lexington KY 40504

Swim Pro Supply
628 Kennedy Road
Lexington KY 40511

Terminex
3455 Centerpoint Drive
Suite C
Urbancrest OH 43223

Time Warner
P.O. Box 1060
Carol Stream IL 60132-1060

Tomarket Global Inc.
1131 Enterprise Dr.
Ste 5
Oklahoma City OK 73128

Tyco
P.O. Box 371967
Pittsburgh PA 15250-7967

Unigest
P.O. Box 306255
Nashville TN 37230-6225

US Foods
P.O. Box 98761
Chicago IL 60693-8761

**United States Bankruptcy Court
Eastern District of Kentucky**

In re Lexington Hospitality Group 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 Lexington Hospitality Group 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:

5532 Athens LLC
160 W. Canyon Crest Road
Alpine, UT 84004

Janee Hotel Corporation
P.O. Box 6091
Aurora, IL 60598-6091

None [*Check if applicable*]

August 3, 2017

Date

/s/ Laura Day DelCotto

Laura Day DelCotto

Signature of Attorney or Litigant

Counsel for **Lexington Hospitality Group LLC**

DelCotto Law Group PLLC

200 North Upper St.

Lexington, KY 40507

(859) 231-5800 Fax:(859) 281-1179