

**Fill in this information to identify your case:**

United States Bankruptcy Court for the:

DISTRICT OF MARYLAND

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	<u>Lakewood At Georgia Avenue LLC</u>	
<hr/>		
2. All other names debtor used in the last 8 years Include any assumed names, trade names and <i>doing business as</i> names		
<hr/>		
3. Debtor's federal Employer Identification Number (EIN)	<u>52-2141763</u>	
<hr/>		
4. Debtor's address	Principal place of business	Mailing address, if different from principal place of business
	<u>c/o George E. Christopher Suite 600 11 N. Washington St Rockville, MD 20850</u> Number, Street, City, State & ZIP Code	
	<u>Montgomery</u> County	<u> </u> P.O. Box, Number, Street, City, State & ZIP Code
		<b>Location of principal assets, if different from principal place of business</b> <u>11510 Georgia Ave Silver Spring, MD 20902</u> Number, Street, City, State & ZIP Code
<hr/>		
5. Debtor's website (URL)		
<hr/>		
6. Type of debtor	<input checked="" type="checkbox"/> Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP)) <input type="checkbox"/> Partnership (excluding LLP) <input type="checkbox"/> Other. Specify: _____	
<hr/>		

Debtor Lakewood At Georgia Avenue 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>.

5313

**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 Lakewood At Georgia Avenue 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

<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 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

Debtor Lakewood At Georgia Avenue LLC  
Name

Case number (if known) \_\_\_\_\_

**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 10, 2016  
MM / DD / YYYY**X /s/ George E. Christopher**  
Signature of authorized representative of debtor**George E. Christopher**  
Printed nameTitle **President of Managing Member**  
**Lakewood Investment Corp.****18. Signature of attorney****X /s/ Thomas F. DeCaro, Jr.**  
Signature of attorney for debtorDate **December 10, 2016**  
MM / DD / YYYY**Thomas F. DeCaro, Jr.**  
Printed name**DeCaro & Howell P.C.**  
Firm name**14406 Old Mill Road**  
**Suite 201**  
**Upper Marlboro, MD 20772**  
Number, Street, City, State & ZIP CodeContact phone **301-464-1400** Email address **tfd@erols.com****34649**  
Bar number and State

**Fill in this information to identify the case:**Debtor name Lakewood At Georgia Avenue LLCUnited States Bankruptcy Court for the: DISTRICT OF MARYLAND

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 December 10, 2016X /s/ George E. Christopher

Signature of individual signing on behalf of debtor

George E. Christopher

Printed name

President of Managing Member Lakewood Investment Corp.

Position or relationship to debtor

**Fill in this information to identify the case:**

Debtor name Lakewood At Georgia Avenue LLC  
 United States Bankruptcy Court for the: DISTRICT OF MARYLAND  
 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
Bond Water Technologies 630 E. Diamond Ave. Suite jk Gaithersburg, MD 20877		water treatment				\$167.00
CBRE Attn: Ben Powell Suite 820E 7501 Wisconsin Ave Bethesda, MD 20814		brokerage services				\$20,111.85
Chesapeake Sprinkler 1913-B Beston Ct Odenton, MD 21113		sprinkler maintenance				\$1,700.00
Complete Building Services 2101 Wisconsin Ave Washington, DC 20007		building maintenance				\$8,846.72
Datawatch Suite 500 441 East West Hwy Bethesda, MD 20814		computer maintenance				\$1,410.61
Edgemoor Contracting Corp 40862 Robin Cir. Leesburg, VA 20175		building maintenance				\$15,726.89
Furey, Doolan & Abell LLP Suite 600 7600 Wisconsin Ave Bethesda, MD 20814		legal services				\$1,653.00
Martin Lawn & Landscaping 21575 Stonetree Ct Sterling, VA 20166		landscaping				\$3,366.00

Debtor Lakewood At Georgia Avenue 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
Scheer Partners 15245 Shady Grove Rd Suite 201 Rockville, MD 20850		services				\$4,054.43
Thyssen Krupp 9001 - 55th Place College Park, MD 20740		elevator repair				\$1,377.88
Triple S Services 2204 Distribution Cir Silver Spring, MD 20910		pest control				\$50.67
Verizon PO Box 10154 Albany, NY 12212		phone service				\$492.47
Waste Management 4900 Beach Pl Temple Hills, MD 20748		waste hauling				\$305.26

**Fill in this information to identify the case:**

Debtor name Lakewood At Georgia Avenue LLC

United States Bankruptcy Court for the: DISTRICT OF MARYLAND

Case number (if known) \_\_\_\_\_

Check if this is an amended filing

**Official Form 206Sum  
Summary of Assets and Liabilities for Non-Individuals**

12/15

**Part 1: Summary of Assets**

1. <b>Schedule A/B: Assets-Real and Personal Property</b> (Official Form 206A/B)	
1a. <b>Real property:</b> Copy line 88 from <i>Schedule A/B</i> .....	\$ <u>6,000,000.00</u>
1b. <b>Total personal property:</b> Copy line 91A from <i>Schedule A/B</i> .....	\$ <u>48,085.74</u>
1c. <b>Total of all property:</b> Copy line 92 from <i>Schedule A/B</i> .....	\$ <u>6,048,085.74</u>

**Part 2: Summary of Liabilities**

2. <b>Schedule D: Creditors Who Have Claims Secured by Property</b> (Official Form 206D) Copy the total dollar amount listed in Column A, <i>Amount of claim</i> , from line 3 of <i>Schedule D</i> .....	\$ <u>4,300,000.00</u>
3. <b>Schedule E/F: Creditors Who Have Unsecured Claims</b> (Official Form 206E/F)	
3a. <b>Total claim amounts of priority unsecured claims:</b> Copy the total claims from Part 1 from line 5a of <i>Schedule E/F</i> .....	\$ <u>0.00</u>
3b. <b>Total amount of claims of nonpriority amount of unsecured claims:</b> Copy the total of the amount of claims from Part 2 from line 5b of <i>Schedule E/F</i> .....	+\$ <u>59,262.78</u>
4. <b>Total liabilities</b> ..... Lines 2 + 3a + 3b	\$ <u>4,359,262.78</u>



**Fill in this information to identify the case:**

Debtor name Lakewood At Georgia Avenue LLC

United States Bankruptcy Court for the: DISTRICT OF MARYLAND

Case number (if known) \_\_\_\_\_

Check if this is an amended filing

## Official Form 206A/B

### Schedule A/B: Assets - Real and Personal Property

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

**Part 1: Cash and cash equivalents****1. Does the debtor have any cash or cash equivalents?**

- No. Go to Part 2.
- Yes Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor

Current value of debtor's interest

**3. Checking, savings, money market, or financial brokerage accounts (Identify all)**

Name of institution (bank or brokerage firm)	Type of account	Last 4 digits of account number	
--	-----------------	---------------------------------	--

3.1. <u>PNC Money Market</u>	<u>money market</u>	<u>4089</u>	<u>\$7,615.74</u>
------------------------------	---------------------	-------------	-------------------

**4. Other cash equivalents (Identify all)****5. Total of Part 1.**

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

**\$7,615.74****Part 2: Deposits and Prepayments****6. Does the debtor have any deposits or prepayments?**

- No. Go to Part 3.
- Yes Fill in the information below.

**7. Deposits, including security deposits and utility deposits**

Description, including name of holder of deposit

7.1. <u>utility deposit</u>		<u>\$3,470.00</u>
-----------------------------	--	-------------------

**8. Prepayments, including prepayments on executory contracts, leases, insurance, taxes, and rent**

Description, including name of holder of prepayment

**9. Total of Part 2.**

Add lines 7 through 8. Copy the total to line 81.

**\$3,470.00**

Debtor Lakewood At Georgia Avenue LLC  
Name

Case number (If known) \_\_\_\_\_

**Part 3: Accounts receivable**

10. Does the debtor have any accounts receivable?

- No. Go to Part 4.
- Yes Fill in the information below.

11. Accounts receivable

11b. Over 90 days old: 67,000.00 - 30,000.00 =.... \$37,000.00  
face amount doubtful or uncollectible accounts

12. Total of Part 3.

Current value on lines 11a + 11b = line 12. Copy the total to line 82.

<u>\$37,000.00</u>
--------------------

**Part 4: Investments**

13. Does the debtor own any investments?

- No. Go to Part 5.
- Yes Fill in the information below.

**Part 5: Inventory, excluding agriculture assets**

18. Does the debtor own any inventory (excluding agriculture assets)?

- No. Go to Part 6.
- Yes Fill in the information below.

**Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)**

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

- No. Go to Part 7.
- Yes Fill in the information below.

**Part 7: Office furniture, fixtures, and equipment; and collectibles**

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

- No. Go to Part 8.
- Yes Fill in the information below.

**Part 8: Machinery, equipment, and vehicles**

46. Does the debtor own or lease any machinery, equipment, or vehicles?

- No. Go to Part 9.
- Yes Fill in the information below.

**Part 9: Real property**

54. Does the debtor own or lease any real property?

- No. Go to Part 10.
- Yes Fill in the information below.

55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest

Description and location of property Include street address or other	Nature and extent of debtor's interest	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
---	--	--	---	------------------------------------

Debtor Lakewood At Georgia Avenue LLC  
Name

Case number (If known) \_\_\_\_\_

description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available.

in property

55.1. **Premises commonly known as 11510 Georgia Ave., Wheaton, MD**

fee simple

\$2,974,194.00

Comparable sale

\$6,000,000.00

56. **Total of Part 9.**

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets. Copy the total to line 88.

<b>\$6,000,000.00</b>
-----------------------

57. **Is a depreciation schedule available for any of the property listed in Part 9?**

- No
- Yes

58. **Has any of the property listed in Part 9 been appraised by a professional within the last year?**

- No
- Yes

**Part 10: Intangibles and intellectual property**

59. **Does the debtor have any interests in intangibles or intellectual property?**

- No. Go to Part 11.
- Yes Fill in the information below.

**Part 11: All other assets**

70. **Does the debtor own any other assets that have not yet been reported on this form?**

Include all interests in executory contracts and unexpired leases not previously reported on this form.

- No. Go to Part 12.
- Yes Fill in the information below.

Debtor Lakewood At Georgia Avenue LLC  
Name

Case number (If known) \_\_\_\_\_

**Part 12: Summary**

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. <b>Cash, cash equivalents, and financial assets.</b> <i>Copy line 5, Part 1</i>	<u>\$7,615.74</u>	
81. <b>Deposits and prepayments.</b> <i>Copy line 9, Part 2.</i>	<u>\$3,470.00</u>	
82. <b>Accounts receivable.</b> <i>Copy line 12, Part 3.</i>	<u>\$37,000.00</u>	
83. <b>Investments.</b> <i>Copy line 17, Part 4.</i>	<u>\$0.00</u>	
84. <b>Inventory.</b> <i>Copy line 23, Part 5.</i>	<u>\$0.00</u>	
85. <b>Farming and fishing-related assets.</b> <i>Copy line 33, Part 6.</i>	<u>\$0.00</u>	
86. <b>Office furniture, fixtures, and equipment; and collectibles.</b> <i>Copy line 43, Part 7.</i>	<u>\$0.00</u>	
87. <b>Machinery, equipment, and vehicles.</b> <i>Copy line 51, Part 8.</i>	<u>\$0.00</u>	
88. <b>Real property.</b> <i>Copy line 56, Part 9.....&gt;</i>		<u>\$6,000,000.00</u>
89. <b>Intangibles and intellectual property.</b> <i>Copy line 66, Part 10.</i>	<u>\$0.00</u>	
90. <b>All other assets.</b> <i>Copy line 78, Part 11.</i>	+ <u>\$0.00</u>	
91. <b>Total.</b> Add lines 80 through 90 for each column	<u>\$48,085.74</u>	+ 91b. <u>\$6,000,000.00</u>
92. <b>Total of all property on Schedule A/B.</b> Add lines 91a+91b=92		<u>\$6,048,085.74</u>

**Fill in this information to identify the case:**

Debtor name Lakewood At Georgia Avenue LLC

United States Bankruptcy Court for the: DISTRICT OF MARYLAND

Case number (if known) \_\_\_\_\_

Check if this is an amended filing

Official Form 206D

Schedule D: Creditors Who Have Claims Secured by Property

12/15

Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

- No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
- Yes. Fill in all of the information below.

**Part 1: List Creditors Who Have Secured Claims**

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

		Column A	Column B	
		Amount of claim	Value of collateral that supports this claim	
		Do not deduct the value of collateral.		
2.1	<p><b>Goldman Sachs Commercial Mortgage Cap.</b>                      Creditor's Name                      c/o Laura Bouyea Venable LLP                      750 E. Pratt St. Suite 900                      Baltimore, MD 21202                      Creditor's mailing address</p> <p><b>lobouyea@venable.com</b>                      Creditor's email address, if known</p> <p>Date debt was incurred  <b>12/15/1998</b>                      Last 4 digits of account number</p> <p>Do multiple creditors have an interest in the same property?  <input checked="" type="checkbox"/> No  <input type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.</p>	<p>Describe debtor's property that is subject to a lien  <b>Premises commonly known as 11510 Georgia Ave., Wheaton, MD</b></p> <p>Describe the lien  <b>Deed of Trust</b>                      Is the creditor an insider or related party?  <input checked="" type="checkbox"/> No  <input type="checkbox"/> Yes                      Is anyone else liable on this claim?  <input checked="" type="checkbox"/> No  <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)</p> <p>As of the petition filing date, the claim is:                      Check all that apply  <input type="checkbox"/> Contingent  <input type="checkbox"/> Unliquidated  <input type="checkbox"/> Disputed</p>	<b>\$4,300,000.00</b>	<b>\$6,000,000.00</b>

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any. **\$4,300,000.00**

**Part 2: List Others to Be Notified for a Debt Already Listed in Part 1**

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address	On which line in Part 1 did you enter the related creditor?	Last 4 digits of account number for this entity

**Fill in this information to identify the case:**

Debtor name Lakewood At Georgia Avenue LLC

United States Bankruptcy Court for the: DISTRICT OF MARYLAND

Case number (if known) \_\_\_\_\_

Check if this is an amended filing

**Official Form 206E/F**  
**Schedule E/F: Creditors Who Have Unsecured Claims**

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

**Part 1: List All Creditors with PRIORITY Unsecured Claims**

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

- No. Go to Part 2.  
 Yes. Go to line 2.

**Part 2: List All Creditors with NONPRIORITY Unsecured Claims**

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

		Amount of claim	
3.1	Nonpriority creditor's name and mailing address <b>Bond Water Technologies</b> <b>630 E. Diamond Ave. Suite jk</b> <b>Gaithersburg, MD 20877</b>  Date(s) debt was incurred <u>various</u> Last 4 digits of account number _	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  Basis for the claim: <u>water treatment</u>  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>\$167.00</u>
3.2	Nonpriority creditor's name and mailing address <b>CBRE</b> <b>Attn: Ben Powell</b> <b>Suite 820E</b> <b>7501 Wisconsin Ave</b> <b>Bethesda, MD 20814</b>  Date(s) debt was incurred <u>various</u> Last 4 digits of account number _	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  Basis for the claim: <u>brokerage services</u>  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>\$20,111.85</u>
3.3	Nonpriority creditor's name and mailing address <b>Chesapeake Sprinkler</b> <b>1913-B Beston Ct</b> <b>Odenton, MD 21113</b>  Date(s) debt was incurred <u>various</u> Last 4 digits of account number _	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  Basis for the claim: <u>sprinkler maintenance</u>  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>\$1,700.00</u>
3.4	Nonpriority creditor's name and mailing address <b>Complete Building Services</b> <b>2101 Wisconsin Ave</b> <b>Washington, DC 20007</b>  Date(s) debt was incurred <u>various</u> Last 4 digits of account number _	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  Basis for the claim: <u>building maintenance</u>  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>\$8,846.72</u>

Debtor Name	Case number (if known)
<b>Lakewood At Georgia Avenue LLC</b>	
<p>3.5 Nonpriority creditor's name and mailing address</p> <p><b>Datawatch</b>  <b>Suite 500</b>  <b>441 East West Hwy</b>  <b>Bethesda, MD 20814</b></p> <p>Date(s) debt was incurred <u>various</u></p> <p>Last 4 digits of account number _</p>	<p>As of the petition filing date, the claim is: <i>Check all that apply.</i> <b>\$1,410.61</b></p> <p><input type="checkbox"/> Contingent  <input type="checkbox"/> Unliquidated  <input type="checkbox"/> Disputed</p> <p>Basis for the claim: <u>computer maintenance</u></p> <p>Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>
<p>3.6 Nonpriority creditor's name and mailing address</p> <p><b>Edgemoor Contracting Corp</b>  <b>40862 Robin Cir.</b>  <b>Leesburg, VA 20175</b></p> <p>Date(s) debt was incurred <u>various</u></p> <p>Last 4 digits of account number _</p>	<p>As of the petition filing date, the claim is: <i>Check all that apply.</i> <b>\$15,726.89</b></p> <p><input type="checkbox"/> Contingent  <input type="checkbox"/> Unliquidated  <input type="checkbox"/> Disputed</p> <p>Basis for the claim: <u>building maintenance</u></p> <p>Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>
<p>3.7 Nonpriority creditor's name and mailing address</p> <p><b>Furey, Doolan &amp; Abell LLP</b>  <b>Suite 600</b>  <b>7600 Wisconsin Ave</b>  <b>Bethesda, MD 20814</b></p> <p>Date(s) debt was incurred <u>various</u></p> <p>Last 4 digits of account number _</p>	<p>As of the petition filing date, the claim is: <i>Check all that apply.</i> <b>\$1,653.00</b></p> <p><input type="checkbox"/> Contingent  <input type="checkbox"/> Unliquidated  <input type="checkbox"/> Disputed</p> <p>Basis for the claim: <u>legal services</u></p> <p>Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>
<p>3.8 Nonpriority creditor's name and mailing address</p> <p><b>Internal Revenue Service</b>  <b>Centralized Insolvency Unit</b>  <b>PO Box 7346</b>  <b>Philadelphia, PA 19101</b></p> <p>Date(s) debt was incurred <u>n/a - nothing due</u></p> <p>Last 4 digits of account number _</p>	<p>As of the petition filing date, the claim is: <i>Check all that apply.</i> <b>\$0.00</b></p> <p><input type="checkbox"/> Contingent  <input type="checkbox"/> Unliquidated  <input type="checkbox"/> Disputed</p> <p>Basis for the claim: _</p> <p>Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>
<p>3.9 Nonpriority creditor's name and mailing address</p> <p><b>Martin Lawn &amp; Landscaping</b>  <b>21575 Stonetree Ct</b>  <b>Sterling, VA 20166</b></p> <p>Date(s) debt was incurred <u>various</u></p> <p>Last 4 digits of account number _</p>	<p>As of the petition filing date, the claim is: <i>Check all that apply.</i> <b>\$3,366.00</b></p> <p><input type="checkbox"/> Contingent  <input type="checkbox"/> Unliquidated  <input type="checkbox"/> Disputed</p> <p>Basis for the claim: <u>landscaping</u></p> <p>Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>
<p>3.10 Nonpriority creditor's name and mailing address</p> <p><b>Scheer Partners</b>  <b>15245 Shady Grove Rd</b>  <b>Suite 201</b>  <b>Rockville, MD 20850</b></p> <p>Date(s) debt was incurred <u>various</u></p> <p>Last 4 digits of account number _</p>	<p>As of the petition filing date, the claim is: <i>Check all that apply.</i> <b>\$4,054.43</b></p> <p><input type="checkbox"/> Contingent  <input type="checkbox"/> Unliquidated  <input type="checkbox"/> Disputed</p> <p>Basis for the claim: <u>services</u></p> <p>Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>
<p>3.11 Nonpriority creditor's name and mailing address</p> <p><b>Thyssen Krupp</b>  <b>9001 - 55th Place</b>  <b>College Park, MD 20740</b></p> <p>Date(s) debt was incurred <u>various</u></p> <p>Last 4 digits of account number _</p>	<p>As of the petition filing date, the claim is: <i>Check all that apply.</i> <b>\$1,377.88</b></p> <p><input type="checkbox"/> Contingent  <input type="checkbox"/> Unliquidated  <input type="checkbox"/> Disputed</p> <p>Basis for the claim: <u>elevator repair</u></p> <p>Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>

Debtor Lakewood At Georgia Avenue LLC Case number (if known) \_\_\_\_\_  
Name

3.12 Nonpriority creditor's name and mailing address **As of the petition filing date, the claim is:** *Check all that apply.* **\$50.67**  
**Triple S Services**  
**2204 Distribution Cir**  
**Silver Spring, MD 20910**  
 Date(s) debt was incurred various  
 Last 4 digits of account number \_\_\_\_\_  
 Contingent  
 Unliquidated  
 Disputed  
**Basis for the claim: pest control**  
 Is the claim subject to offset?  No  Yes

3.13 Nonpriority creditor's name and mailing address **As of the petition filing date, the claim is:** *Check all that apply.* **\$492.47**  
**Verizon**  
**PO Box 10154**  
**Albany, NY 12212**  
 Date(s) debt was incurred various  
 Last 4 digits of account number \_\_\_\_\_  
 Contingent  
 Unliquidated  
 Disputed  
**Basis for the claim: phone service**  
 Is the claim subject to offset?  No  Yes

3.14 Nonpriority creditor's name and mailing address **As of the petition filing date, the claim is:** *Check all that apply.* **\$305.26**  
**Waste Management**  
**4900 Beach Pl**  
**Temple Hills, MD 20748**  
 Date(s) debt was incurred various  
 Last 4 digits of account number \_\_\_\_\_  
 Contingent  
 Unliquidated  
 Disputed  
**Basis for the claim: waste hauling**  
 Is the claim subject to offset?  No  Yes

**Part 3: List Others to Be Notified About Unsecured Claims**

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

Name and mailing address	On which line in Part 1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any

**Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims**

5. Add the amounts of priority and nonpriority unsecured claims.

	Total of claim amounts
5a. Total claims from Part 1	\$ 0.00
5b. Total claims from Part 2	\$ 59,262.78
5c. Total of Parts 1 and 2 Lines 5a + 5b = 5c.	\$ 59,262.78



**United States Bankruptcy Court  
District of Maryland**

In re Lakewood At Georgia Avenue 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
<b>Lakewood Investment Corporation c/o George Christopher Suite 600 11 N. Washington St Rockville, MD 20850</b>	<b>manager/equity owner</b>	<b>0.1% interest</b>	<b>membership</b>
<b>Lakewood Investment Group LP c/o George Christopher Suite 600 11 N. Washington St Rockville, MD 20850</b>	<b>membership</b>	<b>99.9%</b>	<b>membership</b>

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

I, the **President of Managing Member Lakewood Investment Corp.** 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 December 10, 2016Signature /s/ George E. Christopher  
**George E. Christopher**

*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  
District of Maryland**

In re Lakewood At Georgia Avenue LLC

Debtor(s)

Case No.  
Chapter

11

**VERIFICATION OF CREDITOR MATRIX**

I, the President of Managing Member Lakewood Investment Corp. 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 10, 2016

/s/ George E. Christopher

**George E. Christopher/President of Managing Member Lakewood  
Investment Corp.**

Signer/Title

Bond Water Technologies  
630 E. Diamond Ave. Suite jk  
Gaithersburg, MD 20877

CBRE  
Attn: Ben Powell  
Suite 820E  
7501 Wisconsin Ave  
Bethesda, MD 20814

Chesapeake Sprinkler  
1913-B Beston Ct  
Odenton, MD 21113

Complete Building Services  
2101 Wisconsin Ave  
Washington, DC 20007

Datawatch  
Suite 500  
441 East West Hwy  
Bethesda, MD 20814

Edgemoor Contracting Corp  
40862 Robin Cir.  
Leesburg, VA 20175

Furey, Doolan & Abell LLP  
Suite 600  
7600 Wisconsin Ave  
Bethesda, MD 20814

Goldman Sachs Commercial Mortgage Cap.  
c/o Laura Bouyea  
Venable LLP  
750 E. Pratt St. Suite 900  
Baltimore, MD 21202

Internal Revenue Service  
Centralized Insolvency Unit  
PO Box 7346  
Philadelphia, PA 19101

Martin Lawn & Landscaping  
21575 Stonetree Ct  
Sterling, VA 20166

Scheer Partners  
15245 Shady Grove Rd  
Suite 201  
Rockville, MD 20850

Thyssen Krupp  
9001 - 55th Place  
College Park, MD 20740

Triple S Services  
2204 Distribution Cir  
Silver Spring, MD 20910

Verizon  
PO Box 10154  
Albany, NY 12212

Waste Management  
4900 Beach Pl  
Temple Hills, MD 20748

**United States Bankruptcy Court  
District of Maryland**

In re Lakewood At Georgia Avenue 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 Lakewood At Georgia Avenue 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:

**Lakewood Investment Group LP**  
c/o George Christopher  
Suite 600  
11 N. Washington St  
Rockville, MD 20850

None [*Check if applicable*]

**December 10, 2016**

Date

**/s/ Thomas F. DeCaro, Jr.**

**Thomas F. DeCaro, Jr. 34649**

Signature of Attorney or Litigant

Counsel for Lakewood At Georgia Avenue LLC

**DeCaro & Howell P.C.**

**14406 Old Mill Road**

**Suite 201**

**Upper Marlboro, MD 20772**

**301-464-1400 Fax:301-464-4776**

**tfd@erols.com**

**United States Bankruptcy Court  
District of Maryland**

In re Lakewood At Georgia Avenue LLC

Debtor(s)

Case No. \_\_\_\_\_

Chapter 11

**STATEMENT REGARDING AUTHORITY TO SIGN AND FILE PETITION**

I, **George E. Christopher**, declare under penalty of perjury that I am the **President of Managing Member Lakewood Investment Corp.** of **Lakewood At Georgia Avenue LLC**, and that the following is a true and correct copy of the resolutions adopted by the Board of Directors of said corporation at a special meeting duly called and held on the 9th day of December, 2016.

"Whereas, it is in the best interest of this corporation to file a voluntary petition in the United States Bankruptcy Court pursuant to Chapter 11 of Title 11 of the United States Code;

Be It Therefore Resolved, that **George E. Christopher, President of Managing Member Lakewood Investment Corp.** of this Corporation, is authorized and directed to execute and deliver all documents necessary to perfect the filing of a chapter 11 voluntary bankruptcy case on behalf of the corporation; and

Be It Further Resolved, that **George E. Christopher, President of Managing Member Lakewood Investment Corp.** of this Corporation is authorized and directed to appear in all bankruptcy proceedings on behalf of the corporation, and to otherwise do and perform all acts and deeds and to execute and deliver all necessary documents on behalf of the corporation in connection with such bankruptcy case, and

Be It Further Resolved, that **George E. Christopher, President of Managing Member Lakewood Investment Corp.** of this Corporation is authorized and directed to employ **Thomas F. DeCaro, Jr. 34649**, attorney and the law firm of **DeCaro & Howell P.C.** to represent the corporation in such bankruptcy case."

Date December 10, 2016Signed /s/ George E. Christopher  
**George E. Christopher**

Resolution of Board of Directors  
of  
Lakewood At Georgia Avenue LLC

Whereas, it is in the best interest of this corporation to file a voluntary petition in the the United States Bankruptcy Court pursuant to Chapter 11 of Title 11 of the United States Code;

Be It Therefore Resolved, that **George E. Christopher, President of Managing Member Lakewood Investment Corp.** of this Corporation, is authorized and directed to execute and deliver all documents necessary to perfect the filing of a chapter 11 voluntary bankruptcy case on behalf of the corporation; and

Be It Further Resolved, that **George E. Christopher, President of Managing Member Lakewood Investment Corp.** of this Corporation is authorized and directed to appear in all bankruptcy proceedings on behalf of the corporation, and to otherwise do and perform all acts and deeds and to execute and deliver all necessary documents on behalf of the corporation in connection with such bankruptcy case, and

Be It Further Resolved, that **George E. Christopher, President of Managing Member Lakewood Investment Corp.** of this Corporation is authorized and directed to employ **Thomas F. DeCaro, Jr. 34649**, attorney and the law firm of **DeCaro & Howell P.C.** to represent the corporation in such bankruptcy case.

Date **December 10, 2016** \_\_\_\_\_

Signed \_\_\_\_\_

Date **December 10, 2016** \_\_\_\_\_

Signed \_\_\_\_\_