

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 BAIA, LLC

2. All other names debtor used in the last 8 years
Include any assumed names, trade names and *doing business as* names

3. Debtor's federal Employer Identification Number (EIN) 20-8161568

4. Debtor's address	Principal place of business	Mailing address, if different from principal place of business
	<u>1311 S. Main St., #302</u> <u>Mount Airy, MD 21771</u> Number, Street, City, State & ZIP Code	<u>P.O. Box 772</u> <u>Mount Airy, MD 21771</u> P.O. Box, Number, Street, City, State & ZIP Code
	<u>Carroll</u> County	Location of principal assets, if different from principal place of business _____ Number, Street, City, State & ZIP Code

5. Debtor's website (URL) _____

6. Type of debtor

Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))

Partnership (excluding LLP)

Other. Specify: _____

Debtor **BAIA, 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	Related Party
Ridgeville Plaza, Inc.		
District Maryland	When 12/29/16	Case number, if known _____

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

16. Estimated liabilities

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

Debtor **BAIA, 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 30, 2016
 MM / DD / YYYY

X /s/ Frank Illiano
 Signature of authorized representative of debtor
 Title Authorized Representative

Frank Illiano
 Printed name

18. Signature of attorney

X /s/ James M. Greenan (jgreenan@mhlawyers.com)
 Signature of attorney for debtor

Date **December 30, 2016**
 MM / DD / YYYY

James M. Greenan (jgreenan@mhlawyers.com)
 Printed name

McNamee Hosea
 Firm name

**6411 Ivy Lane, Ste. 200
 Greenbelt, MD 20770**
 Number, Street, City, State & ZIP Code

Contact phone **(301) 441-2420** Email address _____

08623
 Bar number and State

Fill in this information to identify the case:Debtor name BAIA, 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 30, 2016X /s/ Frank Illiano

Signature of individual signing on behalf of debtor

Frank Illiano

Printed name

Authorized Representative

Position or relationship to debtor

Fill in this information to identify the case:

Debtor name **BAIA, 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 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
SF IV Bridge IV, LP 767 Fifth Ave., 12th Fl. New York, NY 10153		1311 South Main Street, Mount Airy, Maryland 21771 (3 Story Commercial Building with Retail Space)	Disputed	\$15,042,233.00	\$0.00	\$15,042,233.00
United Bank 450 Foxcroft Ave. Martinsburg, WV 25401		Corporate Guaranty				\$939,120.37
Deborah Ann Mielke/ Holly Eugenia Hubble 809 Merry Go Round Way Mount Airy, MD 21771		1401 South Main Street, Mount Airy, Maryland 21771 (Commercial Retail Space)		\$275,000.00	\$0.00	\$275,000.00
Jeffrey Kopp 614 Hopkins Landing Dr. Essex, MD 21221			Disputed			\$142,450.00
Keith Gehle 1809 King Forest Trail Mount Airy, MD 21771		1311 South Main Street, Mount Airy, Maryland 21771 (3 Story Commercial Building with Retail Space)		\$123,216.10	\$0.00	\$123,216.10

Debtor **BAIA, 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
Commissioner of Carroll County 225 N. Center St. Westminster, MD 21157-5194		1311 South Main Street, Mount Airy, Maryland 21771 (3 Story Commercial Building with Retail Space) AND 1401 South Main Street, Mount Airy, Maryland		\$107,862.18	\$0.00	\$107,862.18
ARG365, LLC P.O. Box 772 Mount Airy, MD 21771		Snow removal, maintenance				\$14,500.00
The Hanover Insurance Group P.O. Box 580045 Charlotte, NC 28258-0045		Property insurance				\$13,318.77
BGE Home Constellation HVAC Repair 1409-A Tangier Dr. Middle River, MD 21220		HVAC Maintenance				\$6,207.69
Zbynek Frank Omelka P.O. Box 242 Mount Airy, MD 21771		Garage rental/storage				\$6,000.00
Potomac Edison P.O. Box 3615 Akron, OH 44309-3615		Electricity				\$5,883.81
EASI 3410 Mountain Rd. Pasadena, MD 21122						\$4,430.00
C D General Construction 1301 Peachtree Ct. Frederick, MD 21703		Services				\$4,230.00
J&E Lawn Service 90 Waverley Dr., Apt. AA303 Frederick, MD 21702		Landscaping				\$3,975.00
McAllister Woodworking 1100 Stone Rd. Westminster, MD 21158		Carpentry/woodworking services				\$3,716.56

Debtor **BAIA, 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
Per & Associates 11717A Reisterstown Rd. Reisterstown, MD 21136-3320		Accountant				\$3,400.00
KOB Cleaning Services 16 Sunny Ct. Thurmont, MD 21788		Janitorial services				\$1,600.00
Area Refuse Trash P.O. Box 219 Woodbine, MD 21797-2190		Trash removal				\$1,600.00
Premiere Fire and Plumbing P.O. Box 1643 Frederick, MD 21702		Backflow preventer, inspections & repair				\$1,600.00
Otis Elevator Company P.O. Box 13716 Newark, NJ 07188-0716		Elevator Maintenance				\$1,433.73

**United States Bankruptcy Court
District of Maryland**

In re **BAIA, LLC**

Debtor(s)

Case No.
Chapter

11

VERIFICATION OF CREDITOR MATRIX

I, the Authorized Representative 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 30, 2016**

/s/ Frank Illiano

Frank Illiano/Authorized Representative
Signer/Title

1st Team Fitness, LLC
511 Bridleweath Way
Mount Airy, MD 21771

Area Refuse Trash
P.O. Box 219
Woodbine, MD 21797-2190

ARG365, LLC
P.O. Box 772
Mount Airy, MD 21771

BGE
P.O. Box 1475
Baltimore, MD 21203

BGE Home
Constellation HVAC Repair
1409-A Tangier Dr.
Middle River, MD 21220

Burns Septic
5291 Enterprise St.
Sykesville, MD 21784

C D General Construction
1301 Peachtree Ct.
Frederick, MD 21703

Cintas
P.O. Box 630803
Cincinnati, OH 45263

Comcast
P.O. Box 3006
Southeastern, PA 19398-3006

Commissioner of Carroll County
225 N. Center St.
Westminster, MD 21157-5194

DB Communications
36 Hilltop Trail
Fairfield, PA 17320

Deborah Ann Mielke/ Holly Eugenia Hubble
809 Merry Go Round Way
Mount Airy, MD 21771

Doug Walker
McAllister DeTar et al.
100 N. West Street
Easton, MD 21601

EASI
3410 Mountain Rd.
Pasadena, MD 21122

J&E Lawn Service
90 Waverley Dr., Apt. AA303
Frederick, MD 21702

Jeffrey Kopp
614 Hopkins Landing Dr.
Essex, MD 21221

Keith Gehle
1809 King Forest Trail
Mount Airy, MD 21771

KOB Cleaning Services
16 Sunny Ct.
Thurmont, MD 21788

Maryland Fire Equipment Corporation
12284 Wilkins Ave.
Rockville, MD 20852

McAllister Woodworking
1100 Stone Rd.
Westminster, MD 21158

Michael A. Murray
1150 Conrad Ct.
Hagerstown, MD 21740

My Office Products
P.O. Box 32193
New York, NY 10087-2193

Otis Elevator Company
P.O. Box 13716
Newark, NJ 07188-0716

Per & Associates
11717A Reisterstown Rd.
Reisterstown, MD 21136-3320

Potomac Edison
P.O. Box 3615
Akron, OH 44309-3615

Premiere Fire and Plumbing
P.O. Box 1643
Frederick, MD 21702

Protection One
P.O. Box 219044
Kansas City, MO 64121-9044

Quick Heating and Cooling
5300 Emory Rd.
Upperco, MD 21155-9711

Security Associates
P.O. Box 925 Hunt
Cockeysville, MD 21030

SF IV Bridge IV, LP
767 Fifth Ave., 12th Fl.
New York, NY 10153

The Hanover Insurance Group
P.O. Box 580045
Charlotte, NC 28258-0045

United Bank
450 Foxcroft Ave.
Martinsburg, WV 25401

Zbynek Frank Omelka
P.O. Box 242
Mount Airy, MD 21771