

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 Ridgeville Plaza, Inc.

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) 52-2083623

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>Carroll</u> County	<u>P.O. Box 772</u> <u>Mount Airy, MD 21771</u> P.O. Box, Number, Street, City, State & ZIP Code 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 **Ridgeville Plaza, Inc.**
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	BAIA, LLC	Relationship	Related Party
District	Maryland	When	12/29/16
		Case number, if known	_____

Debtor **Ridgeville Plaza, Inc.**
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 Ridgeville Plaza, Inc.
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 President

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 Ridgeville Plaza, Inc.United 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, 2016**X /s/ Frank Illiano**_____
Signature of individual signing on behalf of debtor**Frank Illiano**_____
Printed name**President**_____
Position or relationship to debtor

Fill in this information to identify the case:

Debtor name	Ridgeville Plaza, Inc.
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
SF IV Bridge IV, LP 767 Fifth Ave., 12th Fl. New York, NY 10153		206 E Ridgeville Blvd, Mount Airy, Maryland 21771 (approximately 3500 sq feet leased to PNC Bank)	Disputed	\$15,051,233.02	\$0.00	\$15,051,233.02
United Bank 450 Foxcroft Ave. Martinsburg, WV 25401		206, 208, & 210 E Ridgeville Blvd, Mount Airy, Maryland 21771 (approximately 3500 sq feet leased to PNC Bank)		\$939,120.37	\$0.00	\$939,120.37
Commissioner of Carroll County 225 N. Center St. Westminster, MD 21157-5194		206, 208 and 201 E Ridgeville Blvd, Mount Airy, Maryland 21771 (approximately 3500 sq feet leased to PNC Bank)		\$42,484.14	\$0.00	\$42,484.14
C D General Construction 1301 Peachtree Ct. Frederick, MD 21703		Services				\$9,500.00
J&E Lawn Service 90 Waverley Dr., Apt. AA303 Frederick, MD 21702		Landscaping				\$5,220.00
Per & Associates 11717A Reisterstown Rd. Reisterstown, MD 21136-3320		Accountant				\$3,400.00

Debtor **Ridgeville Plaza, Inc.**
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
The Hanover Insurance Group P.O. Box 580045 Charlotte, NC 28253-0045		Property insurance				\$2,961.77
ARG365, LLC P.O. Box 772 Mount Airy, MD 21771		Snow removal, maintenance				\$1,800.00
Kolb Electric 6774 Dorsey Rd. Elkridge, MD 21075		Outdoor lighting repair				\$694.74
Kone Elevator P.O. Box 429 Moline, IL 61266-0429		Elevator maintenance				\$522.30
Area Refuse Trash P.O. Box 219 Woodbine, MD 21797-2190		Trash removal				\$498.00
Potomac Edison P.O. Box 3615 Akron, OH 44309-3615		Electricity				\$456.19
Alarm Financial Services P O..Box 7049 Corte Madera, CA 94976		Alarm/ Elevator monitoring				\$279.20
Quick Heating and Cooling 5300 Emory Rd. Upperco, MD 21155-9711		HVAC maintenance				\$275.00
Verizon P.O. Box 4830 Trenton, NJ 08650-4830						\$232.35
Premiere Fire and Plumbing P.O. Box 1643 Frederick, MD 21702		Backflow preventer, inspections & repair				\$200.00
Protection One P.O. Box 219044 Kansas City, MO 64121-9044		Sprinkler/Fire alarm testing				\$153.99
BGE P.O. Box 1475 Baltimore, MD 21203		Gas Service				\$91.34

Debtor **Ridgeville Plaza, Inc.**
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
Maryland Fire Equipment Corporation 12284 Wilkins Ave. Rockville, MD 20852		Fire extinguisher testing				\$65.00
Cintas P.O. Box 630803 Cincinnati, OH 45263		Entry mat service				\$42.62

**United States Bankruptcy Court
District of Maryland**

In re Ridgeville Plaza, Inc.

Debtor(s)

Case No.

Chapter

11

VERIFICATION OF CREDITOR MATRIX

I, the President 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/President

Signer/Title

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

Alarm Financial Services
P O..Box 7049
Corte Madera, CA 94976

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

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

Cintas
P.O. Box 630803
Cincinnati, OH 45263

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

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

Kolb Electric
6774 Dorsey Rd.
Elkridge, MD 21075

Kone Elevator
P.O. Box 429
Moline, IL 61266-0429

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

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

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

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

The Hanover Insurance Group
P.O. Box 580045
Charlotte, NC 28253-0045

United Bank
450 Foxcroft Ave.
Martinsburg, WV 25401

Verizon
P.O. Box 4830
Trenton, NJ 08650-4830