

United States Bankruptcy Court District of New Jersey		Voluntary Petition
Name of Debtor (if individual, enter Last, First, Middle): <b>Ritz Court, LLC</b>		Name of Joint Debtor (Spouse) (Last, First, Middle):
All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names): <b>None</b>		All Other Names used by the Joint Debtor in the last 8 years (include married, maiden, and trade names):
Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all): <b>EIN: 65-1191849</b>		Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all):
Street Address of Debtor (No. and Street, City, and State) <b>128 East Seventh Street Plainfield, NJ</b>		Street Address of Joint Debtor (No. and Street, City, and State)
ZIPCODE <b>07060</b>		ZIPCODE
County of Residence or of the Principal Place of Business: <b>Union</b>		County of Residence or of the Principal Place of Business:
Mailing Address of Debtor (if different from street address):		Mailing Address of Joint Debtor (if different from street address):
ZIPCODE		ZIPCODE
Location of Principal Assets of Business Debtor (if different from street address above): <b>318 West Seventh Street, Plainfield, NJ</b>		ZIPCODE <b>07060</b>
<b>Type of Debtor</b> (Form of Organization) (Check one box) <input type="checkbox"/> Individual (includes Joint Debtors) <i>See Exhibit D on page 2 of this form.</i> <input checked="" type="checkbox"/> Corporation (includes LLC and LLP) <input type="checkbox"/> Partnership <input type="checkbox"/> Other (If debtor is not one of the above entities, check this box and state type of entity below.)  	<b>Nature of Business</b> (Check one box) <input type="checkbox"/> Health Care Business <input type="checkbox"/> Single Asset Real Estate as defined in 11 U.S.C. § 101 (51B) <input type="checkbox"/> Railroad <input type="checkbox"/> Stockbroker <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Clearing Bank <input checked="" type="checkbox"/> Other <u><b>Real Estate</b></u>  <input type="checkbox"/> Tax-Exempt Entity (Check box, if applicable) <input type="checkbox"/> Debtor is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code)	<b>Chapter of Bankruptcy Code Under Which the Petition is Filed</b> (Check one box) <input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 9 <input checked="" type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Chapter 13  <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Main Proceeding <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Nonmain Proceeding  <b>Nature of Debts</b> (Check one box) <input type="checkbox"/> Debts are primarily consumer debts, defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or household purpose." <input checked="" type="checkbox"/> Debts are primarily business debts
<b>Filing Fee</b> (Check one box) <input checked="" type="checkbox"/> Full Filing Fee attached <input type="checkbox"/> Filing Fee to be paid in installments (Applicable to individuals only) Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b). See Official Form No. 3A. <input type="checkbox"/> Filing Fee waiver requested (applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B.		<b>Check one box: Chapter 11 Debtors</b> <input type="checkbox"/> Debtor is a small business as defined in 11 U.S.C. § 101(51D) <input checked="" type="checkbox"/> Debtor is not a small business as defined in 11 U.S.C. § 101(51D) <b>Check if:</b> <input type="checkbox"/> Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,190,000 <hr style="border-top: 1px dashed black;"/> <b>Check all applicable boxes</b> <input type="checkbox"/> A plan is being filed with this petition. <input type="checkbox"/> Acceptances of the plan were solicited prepetition from one or more classes, in accordance with 11 U.S.C. § 1126(b).
<b>Statistical/Administrative Information</b> <input type="checkbox"/> Debtor estimates that funds will be available for distribution to unsecured creditors. <input checked="" type="checkbox"/> Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.		THIS SPACE IS FOR COURT USE ONLY
<b>Estimated Number of Creditors</b> <input type="checkbox"/> 1-49 <input checked="" type="checkbox"/> 50-99 <input type="checkbox"/> 100-199 <input type="checkbox"/> 200-999 <input type="checkbox"/> 1000-5000 <input type="checkbox"/> 5,001-10,000 <input type="checkbox"/> 10,001-25,000 <input type="checkbox"/> 25,001-50,000 <input type="checkbox"/> 50,001-100,000 <input type="checkbox"/> Over 100,000		
<b>Estimated Assets</b> <input type="checkbox"/> \$0 to \$50,000 <input type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input type="checkbox"/> \$500,001 to \$1 million <input checked="" type="checkbox"/> \$1,000,001 to \$10 million <input type="checkbox"/> \$10,000,001 to \$50 million <input type="checkbox"/> \$50,000,001 to \$100 million <input type="checkbox"/> \$100,000,001 to \$500 million <input type="checkbox"/> \$500,000,001 to \$1 billion <input type="checkbox"/> More than \$1 billion		
<b>Estimated Liabilities</b> <input type="checkbox"/> \$0 to \$50,000 <input type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input type="checkbox"/> \$500,001 to \$1 million <input checked="" type="checkbox"/> \$1,000,001 to \$10 million <input type="checkbox"/> \$10,000,001 to \$50 million <input type="checkbox"/> \$50,000,001 to \$100 million <input type="checkbox"/> \$100,000,001 to \$500 million <input type="checkbox"/> \$500,000,001 to \$1 billion <input type="checkbox"/> More than \$1 billion		

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

Document Page 2 of 10  
 Name of Debtor(s):  
 Ritz Court, LLC

**All Prior Bankruptcy Cases Filed Within Last 8 Years** (If more than two, attach additional sheet)

Location Where Filed: NONE	Case Number:	Date Filed:
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Location Where Filed: N.A.	Case Number:	Date Filed:
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**Pending Bankruptcy Case Filed by any Spouse, Partner or Affiliate of this Debtor** (If more than one, attach additional sheet)

Name of Debtor: Fulton-Harrison, LLC	Case Number: 09-29666	Date Filed: July 29, 2009
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District: District of New Jersey	Relationship: Affiliate	Judge: Honorable Morris Stern
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**Exhibit A**

(To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11)

Exhibit A is attached and made a part of this petition.

**Exhibit B**

(To be completed if debtor is an individual whose debts are primarily consumer debts)

I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I delivered to the debtor the notice required by 11 U.S.C. § 342(b).

\_\_\_\_\_ Date

Signature of Attorney for Debtor(s)

**Exhibit C**

Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety?

Yes, and Exhibit C is attached and made a part of this petition.

No

**Exhibit D**

(To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.)

Exhibit D completed and signed by the debtor is attached and made a part of this petition.

If this is a joint petition:

Exhibit D also completed and signed by the joint debtor is attached and made a part of this petition.

**Information Regarding the Debtor - Venue**

(Check any applicable box)

Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District.

There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.

Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District.

**Certification by a Debtor Who Resides as a Tenant of Residential Property**

(Check all applicable boxes)

Landlord has a judgment for possession of debtor's residence. (If box checked, complete the following.)

\_\_\_\_\_  
 (Name of landlord that obtained judgment)

\_\_\_\_\_  
 (Address of landlord)

Debtor claims that under applicable non bankruptcy law, there are circumstances under which the debtor would be permitted to cure the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and

Debtor has included in this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition.

Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(1)).

**Voluntary Petition**

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

Name of Debtor(s):  
Ritz Court, LLC

**Signatures**

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

I declare under penalty of perjury that the information provided in this petition is true and correct.

[If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7.

[If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. § 342(b).

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

X \_\_\_\_\_

Signature of Debtor

X \_\_\_\_\_

Signature of Joint Debtor

\_\_\_\_\_  
Telephone Number (If not represented by attorney)

\_\_\_\_\_  
Date

**Signature of a Foreign Representative**

I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition.

(Check only one box.)

I request relief in accordance with chapter 15 of title 11, United States Code. Certified copies of the documents required by § 1515 of title 11 are attached.

Pursuant to 11 U.S.C. § 1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.

X \_\_\_\_\_

(Signature of Foreign Representative)

\_\_\_\_\_  
(Printed Name of Foreign Representative)

\_\_\_\_\_  
(Date)

**Signature of Attorney\***

X \_\_\_\_\_

Signature of Attorney for Debtor(s)

**RICHARD D. TRENK RT 6874**

Printed Name of Attorney for Debtor(s)

**Trenk, DiPasquale, Webster, Della Fera & Sodono**

Firm Name

**347 Mt. Pleasant Avenue, Suite 300**

Address

**West Orange, NJ 07052**

**973-243-8600**

Telephone Number

e-mail

**January 13, 2010**

Date

\*In a case in which § 707(b)(4)(D) applies, this signature also constitutes a certification that the attorney has no knowledge after an inquiry that the information in the schedules is incorrect.

**Signature of Debtor (Corporation/Partnership)**

I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X \_\_\_\_\_

Signature of Authorized Individual

**DAVID CONNOLLY**

Printed Name of Authorized Individual

**Member**

Title of Authorized Individual

**January 13, 2010**

Date

**Signature of Non-Attorney Petition Preparer**

I declare under penalty of perjury that: 1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110, 2) I prepared this document for compensation, and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. § 110(b), 110(h), and 342(b); and, 3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110 setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19 is attached.

\_\_\_\_\_  
Printed Name and title, if any, of Bankruptcy Petition Preparer

\_\_\_\_\_  
Social Security Number (If the bankruptcy petition preparer is not an individual, state the Social Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.) (Required by 11 U.S.C. § 110.)

\_\_\_\_\_  
Address

\_\_\_\_\_  
Date

Signature of bankruptcy petition preparer or officer, principal, responsible person, or partner whose Social Security number is provided above.

Names and Social Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual:

If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.

*A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both 11 U.S.C. §110; 18 U.S.C. §156.*

Document Page 4 of 10  
**UNITED STATES BANKRUPTCY COURT**  
**District of New Jersey**

In re Ritz Court, LLC  
 Debtor

Case No. 10-

Chapter 11

**Voluntary Petition Continuation Sheet**

<b>Additional Pending Bankruptcy Case(s) Filed by any Spouse, Partner or Affiliate of this Debtor</b>		
Name of Debtor: 179 South Harrison, LLC	Case Number: 09-29667	Date Filed: July 29, 2009
District: District of New Jersey	Relationship: Affiliate	Judge: Honorable Morris Stern
Name of Debtor: 158 South Harrison Associates, LLC	Case Number: 09-29669	Date Filed: July 29, 2009
District: District of New Jersey	Relationship: Affiliate	Judge: Honorable Morris Stern
Name of Debtor: Cypress House, LLC	Case Number: 09-29668	Date Filed: July 29, 2009
District: District of New Jersey	Relationship: Affiliate	Judge: Honorable Morris Stern
Name of Debtor: Plainfield Apartments, LLC	Case Number: 09-30679	Date Filed: August 7, 2009
District: District of New Jersey	Relationship: Affiliate	Judge: Honorable Morris Stern
Name of Debtor: Carteret Arms, LLC	Case Number: 09-31726	Date Filed: August 19, 2009
District: District of New Jersey	Relationship: Affiliate	Judge: Honorable Morris Stern
Name of Debtor: Carteret Arms Management	Case Number: 09-31728	Date Filed: August 19, 2009
District: District of New Jersey	Relationship: Affiliate	Judge: Honorable Morris Stern
Name of Debtor: Green Brook Village, LLC	Case Number: 10-10718	Date Filed: January 12, 2009
District: District of New Jersey	Relationship: Affiliate	Judge: Honorable Morris Stern
Name of Debtor: Watchung Gardens Associates, LLC	Case Number: 10-10722	Date Filed: January 12, 2010
District: District of New Jersey	Relationship: Affiliate	Judge: Honorable Morris Stern
Name of Debtor: Netherwood Village, LLC	Case Number: 10-10725	Date Filed: January 12, 2009
District: District of New Jersey	Relationship: Affiliate	Judge: Honorable Morris Stern

**UNITED STATES BANKRUPTCY COURT  
District of New Jersey**

In re: Ritz Court, LLC

Case No. 10-

Chapter 11

**Voluntary Petition Continuation Sheet**

<b>Additional Pending Bankruptcy Case(s) Filed by any Spouse, Partner or Affiliate of this Debtor</b>		
Name of Debtor 609 Madison Avenue, LLC	Case No. 10-10759	Date Filed: January 12, 2010
District: New Jersey	Relationship: Affiliate	Judge: Honorable Morris Stern
Name of Debtor: Liberty Arms, LLC	Case No. 10-10765	Date Filed: January 12, 2010
District: New Jersey	Relationship: Affiliate	Judge: Honorable Morris Stern
Name of Debtor: Central Avenue Apts., LLC	Case No. 10-10770	Date Filed: January 12, 2010
District: New Jersey	Relationship: Affiliate	Judge: Honorable Morris Stern

**RESOLUTION OF SPECIAL MEETING OF  
BOARD OF DIRECTORS OF RITZ COURT, LLC**

I hereby certify that at a special meeting of the members of Ritz Court, LLC, held on the 13<sup>th</sup> day of January 2010, the following resolution was proposed and unanimously adopted by all members present:

“RESOLVED that, in view of the financial condition of Ritz Court, LLC, its officers be and hereby are authorized to file a petition pursuant to Chapter 11 of the Bankruptcy Code and retain the services of the law firm Trenk, DiPasquale, Webster, Della Fera & Sodono, P.C. for the purposes of preparing, filing, and prosecuting a petition under Chapter 11 and to take all steps necessary and related thereto, and that David Connolly is hereby authorized to execute the petition and any other pleadings or documents he and counsel deem necessary in connection with the Chapter 11 proceeding of Ritz Court, LLC.”

In certification hereof, I do set my hand and seal this 13<sup>th</sup> day of January 2010.

**RITZ COURT, LLC**

By: 

DAVID CONNOLLY, Manager

**UNITED STATES BANKRUPTCY COURT  
 District of New Jersey**

In re Ritz Court, LLC, Debtor Case No. 10-  
 Chapter 11

**LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS**

Following is the list of the debtor's creditors holding the 20 largest unsecured claims. The list is prepared in accordance with Fed. R. Bankr. P. 1007(d) for filing in this chapter 11 [or chapter 9] case. The list does not include (1) persons who come within the definition of "insider" set forth in 11 U.S.C. § 101, or (2) secured creditors unless the value of the collateral is such that the unsecured deficiency places the creditor among the holders of the 20 largest unsecured claims. If a minor child is one of the creditors holding the 20 largest unsecured claims, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See 11 U.S.C. § 112 and Fed. R. Bankr. P. 1007(m).

(1)	(2)	(3)	(4)	(5)
<i>Name of creditor and complete mailing address including zip code</i>	<i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	<i>Nature of claim (trade debt, bank loan, government contract, etc.</i>	<i>Indicate if claim is contingent, unliquidated, disputed or subject to setoff</i>	<i>Amount of claim [if secured also state value of security]</i>
Hess Corporation PO Box 905243 Charlotte, NC 28290				43,140.97
Plainfiled Municipal Utilities Authority PO Box 23310 Newark, NJ 07189				41,518.62
PSE&G Energy Technologies, Inc. 499 Thornall Street, 5th Floor Edison, NJ 08837				30,852.30

(1)	(2)	(3)	(4)	(5)
<i>Name of creditor and complete mailing address including zip code</i>	<i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	<i>Nature of claim (trade debt, bank loan, government contract, etc.</i>	<i>Indicate if claim is contingent, unliquidated, disputed or subject to setoff</i>	<i>Amount of claim [if secured also state value of security]</i>

All Brands Elevator Company, Inc.  
990 Soldier Hill Road  
Emerson, NJ 07630 4,578.50

Elizabethtown Water Company  
PO Box 371476  
Pittsburgh, PA 15250 2,827.99

AFA Protective Systems, Inc.  
155 Michael Drive  
Syosset, NY 11791 1,978.33

Gillmore, Gillmore & Graham  
225 Lenox Avenue  
Westfield, NJ 07090 1,550.00

Levy, Ehrlich & Petriello  
60 Park Place  
Suite 1016  
Newark, NJ 07102 1,380.74

Brach Eichler, LLC  
101 Eisenhower Parkway  
Roseland, NJ 07068 1,350.80

The Jayson Company  
2150 Stanley Terrace  
Union, NJ 07083 1,250.00

R.L. Landscape Contractors  
PO Box 7336  
Watchung, NJ 07069 922.87



(1)	(2)	(3)	(4)	(5)
<i>Name of creditor and complete mailing address including zip code</i>	<i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	<i>Nature of claim (trade debt, bank loan, government contract, etc.</i>	<i>Indicate if claim is contingent, unliquidated, disputed or subject to setoff</i>	<i>Amount of claim [if secured also state value of security]</i>
Bayway Fire Protection PO Box 14 Colonia, NJ 07067				547.14
A&S Boiler & Burner 1239 Broad Street PO Box 2249 Newark, NJ 07114				350.00
Sherwin Williams 2109 Park Avenue South Plainfield, NJ 07080				320.76
Corbett Exterminating 70 Jackson Drive Cranford, NJ 07016				308.16
Accelerated Termite 1747 Front Street Scotch Plains, NJ 07076				294.25
Lowe's Commercial Services PO Box 530954 Atlanta, GA 30353-0954				280.63
Sabra Sewer & Drain PO Box 974 Union, NJ 07083				200.00
Hartford Steam Boiler Insp & Ins Co. 21045 Network Place Chicago, IL 60673				110.00

(1)	(2)	(3)	(4)	(5)
<i>Name of creditor and complete mailing address including zip code</i>	<i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	<i>Nature of claim (trade debt, bank loan, government contract, etc.</i>	<i>Indicate if claim is contingent, unliquidated, disputed or subject to setoff</i>	<i>Amount of claim [if secured also state value of security]</i>

Real Data  
Management  
215 Lexington  
Avenue, 17th Floor  
New York, NY 10016

15.00

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, [the president or other officer or an authorized agent of the corporation] named as debtor in this case, declare under penalty of perjury that I have read the foregoing LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS and that it is true and correct to the best of my information and belief.

Date January 13, 2010

Signature /s/ David Connolly  
DAVID CONNOLLY,  
Member