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Fill in this information to identify your case:			
United States Bankruptcy Court for the:			
DISTRICT OF NEW JERSEY	-		
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	Atrium Executive Suites & Conference Cer	nter, 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)	22-3749849	
4.	Debtor's address	Principal place of business	Mailing address, if different from principal place of business
		3000 Atrium Way, Suite 200 Mount Laurel, NJ 08054	
		Number, Street, City, State & ZIP Code	P.O. Box, Number, Street, City, State & ZIP Code
		Burlington County	Location of principal assets, if different from principal place of business
			Number, Street, City, State & ZIP Code
5.	Debtor's website (URL)	http://atriumec.com	
6.	Type of debtor	■ Corporation (including Limited Liability Compan	y (LLC) and Limited Liability Partnership (LLP))
		☐ Partnership (excluding LLP)	
		☐ Other. Specify:	

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Debtor	Atrium Executive Suites & Conference Center, LLC	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))						
				an Industry Classification Syste urts.gov/four-digit-national-assoc	m) 4-digit code that best describes deb ciation-naics-codes.	tor.		
8.	Under which chapter of the Bankruptcy Code is the debtor filing?	Check one: ☐ Chapter 7 ☐ Chapter 9 ■ Chapter 11.		Debtor's aggregate nonconting are less than \$2,566,050 (amount of the debtor is a small business business debtor, attach the mostatement, and federal income procedure in 11 U.S.C. § 1116. A plan is being filed with this particle Acceptances of the plan were accordance with 11 U.S.C. § 1 The debtor is required to file particle Commission accordate attachment to Voluntary Petitic (Official Form 201A) with this form	etition. solicited prepetition from one or more of 126(b). eriodic reports (for example, 10K and 1 ling to § 13 or 15(d) of the Securities Expens for Non-Individuals Filing for Bankrup	and every 3 years after that). S1D). If the debtor is a small operations, cash-flow do not exist, follow the classes of creditors, in OQ) with the Securities and change Act of 1934. File the otcy under Chapter 11		
9.	Were prior bankruptcy cases filed by or against the debtor within the last 8 years? If more than 2 cases, attach a separate list.	■ No. □ Yes.		When	Case number			
	coparato not.	District		When	Case number			
10.	Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor? List all cases. If more than 1,	■ No □ Yes.						
	attach a separate list	Debtor District		When	Relationship Case number, if	f known		

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Case number (if known) Document Debtor Atrium Executive Suites & Conference Center, LLC 11. Why is the case filed in Check all that apply: this district? 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 ■ No have possession of any Answer below for each property that needs immediate attention. Attach additional sheets if needed. real property or personal ☐ Yes. property that needs immediate attention? 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 Check one: available funds 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 1-49 **1**,000-5,000 **1** 25,001-50,000 creditors **5001-10,000 5**0,001-100,000 50-99 **1**0,001-25,000 ☐ More than 100,000 □ 100-199 **200-999** 15. Estimated Assets **\$0 - \$50,000** □ \$1,000,001 - \$10 million □ \$500,000,001 - \$1 billion □ \$10,000,001 - \$50 million □ \$1,000,000,001 - \$10 billion □ \$50.001 - \$100.000 □ \$50,000,001 - \$100 million □ \$10,000,000,001 - \$50 billion **□** \$100.001 - \$500.000 □ \$100,000,001 - \$500 million ☐ More than \$50 billion □ \$500,001 - \$1 million

■ \$1,000,001 - \$10 million

□ \$10,000,001 - \$50 million

□ \$50,000,001 - \$100 million

□ \$100,000,001 - \$500 million

16. Estimated liabilities

\$0 - \$50,000

□ \$50,001 - \$100,000

□ \$100,001 - \$500,000

□ \$500,001 - \$1 million

□ \$500,000,001 - \$1 billion

☐ More than \$50 billion

□ \$1,000,000,001 - \$10 billion

□ \$10,000,000,001 - \$50 billion

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Case number (if known) Document

Debtor Atrium Executive Suites & Conference Center, LLC

Nar

Request for Relief, Declaration, and Sig	gnatures
--	----------

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 trued and correct.

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

Executed on April 19, 2016 MM / DD / YYYY

X	/ /s/ Laura Hart	Laura Hart		
	Signature of authorized representative of debtor	Printed name		
	Title Executive Director			

18. Signature of attorney

X	/s/ Paul Pflum	m		Date	April 19, 2016	
	Signature of atto	rney for debtor			MM / DD / YYYY	
Paul Pflumm						
Printed name						
	Law Offices o	f Joseph A. McCormick	κ, Jr. P.A.			
	Firm name					
	76 E. Euclid A	ve, Suite 103				
	Haddonfield,	NJ 08033				
	Number, Street,	City, State & ZIP Code				
	Contact phone	856-795-6500	Email address			
			=			

006912002

Bar number and State

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Fill in this i	nformation to identify the case:			
Debtor nam	Atrium Executive Suites & Conference Center, LLC			
United State	es Bankruptcy Court for the: DISTRICT OF NEW JERSEY			
Case numb	er (if known)			
	·	☐ Check if this is an amended filing		
Official F	Form 202			
Decla	ration Under Penalty of Perjury for Non-Individu	al Debtors 12/15		
	, ,			
form for the amendment	al who is authorized to act on behalf of a non-individual debtor, such as a corporation or partne schedules of assets and liabilities, any other document that requires a declaration that is not in s of those documents. This form must state the individual's position or relationship to the debt	ncluded in the document, and any		
and the date	e. Bankruptcy Rules 1008 and 9011.			
	Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaing with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or 571.			
	Declaration and signature			
	ne president, another officer, or an authorized agent of the corporation; a member or an authorized age ual serving as a representative of the debtor in this case.	nt of the partnership; or another		
I have	examined the information in the documents checked below and I have a reasonable belief that the info	ormation 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)				
	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 A	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 April 19, 2016

X /s/ Laura Hart

Signature of individual signing on behalf of debtor

Laura Hart

Printed name

Executive Director

Position or relationship to debtor

Official Form 202

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Fill in this information to identify the case:	
Debtor name Atrium Executive Suites & Conference Center, LLC	
United States Bankruptcy Court for the: DISTRICT OF NEW JERSEY	☐ Check if this is an
Case number (if known):	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

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,	Indicate if claim is contingent, unliquidated, or disputed	If the claim is fully unsecured, fill in only unsecured claim		nt and deduction for ed claim.
		and government contracts)		Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Argosy Management Group LLC 7905 Browning Rd., Suite 112 Merchantville, NJ						\$1,730.00
08109 Capital One P.O. Bank 71083 Charlotte, NC 28272-1083						\$4,426.59
Covenant Bank 1980 South Easton Road Doylestown, PA 18901				\$927,641.39	\$0.00	\$927,641.39
Home Run Office Products 770 Warfield Lane Huntingdon Valley, PA 19006						\$1,070.00
KGSB, LLC 895 Central Avenue, Suite 600 Cincinnati, OH 45202						\$98,164.12
Liberty Property LTD P.O. Box 828438 Philadelphia, PA 19182-8438		Lease arrears	Disputed			\$90,445.60
LSOP NJ LLC 768 N. Bethlehem Pike, Suite 203 Ambler, PA 19002						\$6,634.56

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Debtor Atrium Executive Suites & Conference Center, LLC

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
Mt. Laurel Fire Dept. Attn: Fire Prevention Bureau 69 Elbo Lane Mount Laurel, NJ 08054-9630						\$1,340.00
New Jersey Division of Taxation Compliance and Enforcement - Bankruptcy 50 Barrack Street, 9th Floor P.O. Box 245 Trenton, NJ 08695-0267						\$7,592.87
PA Department of Revenue Dept 280903 Harrisburg, PA 17128-0903						\$1,100.66
Paetec Communications PO Box 9001013 Louisville, KY 40290-1013						\$1,217.62
Pitney Bowes. PO Box 371887 Pittsburgh, PA 15250-7887		Postage Meter		\$1,168.74	\$0.00	\$1,168.74
Professional Building Services, Inc. 3936 Miller Road Newtown Square, PA 19073						\$3,270.06
Purchase Power PO Box 371874 Pittsburgh, PA 15250-7874						\$1,217.23
Stewart Business Systems 105 Connecticut Drive Burlington, NJ 08016-4103						\$3,477.41
Tech Please 3000 Atrium Way, Suite 229 Marlton, NJ 08053						\$22,586.39

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Debtor Atrium Executive Suites & Conference Center, LLC
Name

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
Tower Two Center, LLC Two Tower Center East Brunswick, NJ						\$188,964.42
08816 Tustin Mechancial						\$5,381.25
Services 408 Bloomfield Drive						
West Berlin, NJ 08091						
Victoria's Bagel Bistro 3131 Rte 38 & Larchmont Blvd						\$3,094.81
Mount Laurel, NJ 08054						
W. B. Mason Company, Inc. P O Box 981101 Boston, MA 02298-1101						\$1,248.99

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Fill in this information to identify the o	case:		
Debtor name Atrium Executive St	uites & Conference Center, LLC		
United States Bankruptcy Court for the:			
Case number (if known)			
Case Humber (ii kilowii)		_	Check if this is an amended filing
Official Form 206D			
Official Form 206D	W. II OI I O II D		
Schedule D: Creditors	Who Have Claims Secured by Pro	operty	12/15
Be as complete and accurate as possible.			
1. Do any creditors have claims secured by	• • •	Dahtanhaa sath'a malaa ta	and the form
<u> </u>	age 1 of this form to the court with debtor's other schedules. I	Debtor has nothing else to	report on this form.
Yes. Fill in all of the information b			
Part 1: List Creditors Who Have Se		Column A	Column B
claim, list the creditor separately for each clair	no have secured claims. If a creditor has more than one secured n.	Amount of claim	Value of collateral
		Do not deduct the value of collateral.	that supports this claim
2.1 CIT Technology	Describe debtor's property that is subject to a lien	\$19,969.86	Unknown
Creditor's Name	Copier Finance Lease		
21146 Network Place Chicago, IL 60673-1211			
Creditor's mailing address	Describe the lien		
	Is the creditor an insider or related party?		
	■ No		
Creditor's email address, if known	Yes		
But till and a set	Is anyone else liable on this claim?		
Date debt was incurred	■ No ☐ Yes. Fill out Schedule H: Codebtors (Official Form 206H)		
Last 4 digits of account number	Tes. Fill out <i>Scriedule H. Codebiols</i> (Official Form 200H)		
Do multiple creditors have an interest in the same property?	As of the petition filing date, the claim is: Check all that apply		
No	☐ Contingent		
☐ Yes. Specify each creditor, including this creditor and its relative	☐ Unliquidated ☐ Disputed		
priority.			
2.2 Covenant Bank	Describe debtor's property that is subject to a lien	\$927,641.39	\$0.00
Creditor's Name			
1980 South Easton Road Doylestown, PA 18901			
Creditor's mailing address	Describe the lien		
	Is the creditor an insider or related party?		
	■ No		
Creditor's email address, if known	Yes		
	Is anyone else liable on this claim?		
Date debt was incurred	■ No ☐ Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)		
Last 4 digits of account number	□ 1es. Fill out <i>Schedule n. Codebiors</i> (Official Form 206H)		
Do multiple creditors have an interest in the same property?	As of the petition filing date, the claim is: Check all that apply		

Official Form 206D

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Debtor	7 tti 1 tti 1 tti 2 tti 2 tti 1 tti 2 tti 1 tti 2 tti 1 tti	& Conference Center, LLC Case	e number (if know)	
[ir	No Yes. Specify each creditor, cluding this creditor and its relative riority.	☐ Contingent ☐ Unliquidated ☐ Disputed		
	Pitney Bowes.	Describe debtor's property that is subject to a lien Postage Meter	\$1,168.74	\$0.00
F	PO Box 371887 Pittsburgh, PA 15250-7887	r ostage meter		
	reditor's mailing address	Describe the lien		
		Is the creditor an insider or related party?		
С	reditor's email address, if known	☐ Yes Is anyone else liable on this claim?		
D	ate debt was incurred	■ No		
L	ast 4 digits of account number	☐ Yes. Fill out Schedule H: Codebtors (Official Form 20	6H)	
ir	o multiple creditors have an interest in the same property?	As of the petition filing date, the claim is: Check all that apply ☐ Contingent		
ir	Yes. Specify each creditor, acluding this creditor and its relative riority.	☐ Unliquidated ☐ Disputed		
3. Tot	al of the dollar amounts from Part 1,	Column A, including the amounts from the Additional F	Page, if any. \$948,779.99	
Part 2:	List Others to Be Notified for	a Debt Already Listed in Part 1		
	alphabetical order any others who m ees of claims listed above, and attor	ust be notified for a debt already listed in Part 1. Examp neys for secured creditors.	oles of entities that may be listed are	e collection agencies,
	hers need to notified for the debts li Name and address	sted in Part 1, do not fill out or submit this page. If addit	tional pages are needed, copy this p On which line in Part 1 did you enter the related creditor?	page. Last 4 digits of account number for this entity
 ;	David Banks, Esq Banks & Banks 3038 Church Road Lafayette Hill, PA 19444		Line 2.2	

Aaron Berger LHR Group P.O. Box 415 Monsey, NY 10952

ABCN
23 Corporate Plaza, Suite 150
Newport Beach, CA 92660

Alliance Virtual Offices 20371 Irvine Ave. Suite 200 Santa Ana, CA 92707

Argosy Management Group LLC 7905 Browning Rd., Suite 112 Merchantville, NJ 08109

Attorney General United States Department of Justice Ben Franklin Station P.O. Box 683 Washington, DC 20044

B Two Design. 3000 Atrium Way, Suite 220 Mount Laurel, NJ 08054

B&F Electric, Inc. 922 Fox Chase Road Jenkintown, PA 19046

Benefit Hunters, Inc. 1650 Limekiln Pike, Suite A-25 Dresher, PA 19025

Broadview Networks PO Box 9242 Uniondale, NY 11555-9242

Capital One P.O. Bank 71083 Charlotte, NC 28272-1083

CBRE
2 Tower Center Blvd.
East Brunswick, NJ 08816

CIT Technology 21146 Network Place Chicago, IL 60673-1211

Cloud Virtual Office 501 Silverside Rd Wilmington, DE 19809

Comcast PO Box 3005 Southeastern, PA 19398-3005

CoreStrategy Corporation Attn: Ken Ward, President 18201 Von Karman, Suite 440 Irvine, CA 92612

Corner Bakery Cafe - EB 163 Washington Valley Rd., Suite #104 Warren, NJ 07059

Covenant Bank 1980 South Easton Road Doylestown, PA 18901

David Banks, Esq Banks & Banks 3038 Church Road Lafayette Hill, PA 19444

DaVinci Virtual Office Solutions 2150 South 1300 East, Suite 200 Clearfield, UT 84016

DC Embroidery, LLC 916A Kings Highway Haddon Heights, NJ 08035 East Brunswick Bureau of Fire Prevention Fire District No.2 216 Joseph Street East Brunswick, NJ 08816

Evesham Lock & Safe 12 N. Maple Avenue Marlton, NJ 08053

Federal Express
P.O. Box 371461
Pittsburgh, PA 15250-7461

Femfessionals PO Box 772587 Miami, FL 33177-2587

H&G Sign Company 2663 Salmon Street Philadelphia, PA 19125

Home Run Office Products 770 Warfield Lane Huntingdon Valley, PA 19006

Indoor Air Solutions
20 Peak Place
Sewell, NJ 08080

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

Iron Mountain PO Box 27128 New York, NY 10087-7128

ITS Mailing Systems, Inc. 901 East Main Street Norristown, PA 19401

Jen McHugh. 9 Sleepy Hollow Drive Vincentown, NJ 08088 KGSB, LLC 895 Central Avenue, Suite 600 Cincinnati, OH 45202

Legends Catering 122 North Main St Milltown, NJ 08850

Liberty Property LTD P.O. Box 828438 Philadelphia, PA 19182-8438

LSOP NJ LLC 768 N. Bethlehem Pike, Suite 203 Ambler, PA 19002

Metrosigns P.O. Box 865 Cherry Hill, NJ 08003

Mt. Laurel Fire Dept. Attn: Fire Prevention Bureau 69 Elbo Lane Mount Laurel, NJ 08054-9630

New Jersey Attorney General Office Division of Law Richard J. Hughes Justice Complex 25 Market Street, P.O. Box 112 Trenton, NJ 08625-0112

New Jersey Division of Taxation Compliance and Enforcement - Bankruptcy 50 Barrack Street, 9th Floor P.O. Box 245 Trenton, NJ 08695-0267

NJ Legal 501 King Ave Cherry Hill, NJ 08002

Officebrokers.com P O Box #860251 1112 E. 18th Street Plano, TX 75086-0251 PA Department of Revenue Dept 280903 Harrisburg, PA 17128-0903

Paetec Communications PO Box 9001013 Louisville, KY 40290-1013

Pennsylvania Department of Revenue Department 280946 Attn: Bankruptcy Division Harrisburg, PA 17128-0946

Pitney Bowes.
PO Box 371887
Pittsburgh, PA 15250-7887

Professional Building Services, Inc. 3936 Miller Road Newtown Square, PA 19073

Purchase Power PO Box 371874 Pittsburgh, PA 15250-7874

R. James Kravitz Fox Rothschild LLP 997 Lenox Drive, Building 3 Princeton Pike Corporate Center Lawrence Township, NJ 08648-2311

RDS Vending, LLC 220 East Washington Street Norristown, PA 19401

Safeguard Business Systems PO Box 88043 Chicago, IL 60680-1043

Saker ShopRites, Inc. 922 Highway 33 Building 6, Suite 1 Freehold, NJ 07728 ShopRite Supermarkets 600 N. Kings Highway Cherry Hill, NJ 08034

Smart Search Media Corp 110 Fairway Crt Unit 112 The Blue Mountains, ON L9Y0P8

Stewart Business Systems 105 Connecticut Drive Burlington, NJ 08016-4103

Tech Please 3000 Atrium Way, Suite 229 Marlton, NJ 08053

The Office Search 5933 NW 125th Ave. Pompano Beach, FL 33076

Tower Two Center, LLC Two Tower Center East Brunswick, NJ 08816

Tustin Mechancial Services 408 Bloomfield Drive West Berlin, NJ 08091

United States Attorney Peter Rodino Federal Building 970 Broad Street, Suite 700 Newark, NJ 07102

Verizon 140 West Street New York, NY 10007

Verizon FiOS PO Box 920041 Dallas, TX 75392-0041

Victoria's Bagel Bistro 3131 Rte 38 & Larchmont Blvd Mount Laurel, NJ 08054 W. B. Mason Co., Inc. 59 Centre St Brockton, MA 02301

W. B. Mason Company, Inc.
P O Box 981101
Boston, MA 02298-1101