

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

United States Bankruptcy Court for the:

EASTERN DISTRICT OF NEW YORK

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** College Hill Realty, LLC
- 
2. **All other names debtor used in the last 8 years**  
 Include any assumed names, trade names and *doing business as* names  
FKA Walk 2 Class, LLC  
FKA Cortland Habitats, Inc. FKA SUNY Habitats, Inc.
- 
3. **Debtor's federal Employer Identification Number (EIN)** 45-2440147
- 
4. **Debtor's address**
- | <b>Principal place of business</b>                | <b>Mailing address, if different from principal place of business</b>              |
|---|--|
| <u>4 Tomkins Court</u>                            | _____  |
| <u>Commack, NY 11725</u>                          | _____  |
| <u>Number, Street, City, State &amp; ZIP Code</u> | <u>P.O. Box, Number, Street, City, State &amp; ZIP Code</u>                        |
| <u>Suffolk</u>                                    | <b>Location of principal assets, if different from principal place of business</b> |
| <u>County</u>                                     | <u>See Schedule A for list of properties owned by the Debtor</u>                   |
|   | <u>Number, Street, City, State &amp; ZIP Code</u>                                  |
- 
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 College Hill Realty, 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 See Attachment Relationship \_\_\_\_\_  
District \_\_\_\_\_ When \_\_\_\_\_ Case number, if known \_\_\_\_\_

Debtor College Hill Realty, 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 College Hill Realty, 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 March 15, 2017  
MM / DD / YYYY

/s/ Cortland Habitats, Inc. by Jeff D. Grodinsky Cortland Habitats, Inc. by Jeff D. Grodinsky  
Signature of authorized representative of debtor Printed name  
 Title CEO of Cortland Habitats, Inc., the Sole Member of Debtor

**18. Signature of attorney**

/s/ Kenneth A. Reynolds March 15, 2017  
Signature of attorney for debtor Date MM / DD / YYYY  
Kenneth A. Reynolds  
Printed name  
McBreen & Kopko  
Firm name  
500 North Broadway  
Suite 129  
Jericho, NY 11753  
Number, Street, City, State & ZIP Code  
 Contact phone 516-364-1095 Email address kreynolds@mklawny.com  
\_\_\_\_\_  
Bar number and State

Debtor College Hill Realty, LLC  
Name

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

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

United States Bankruptcy Court for the:  
EASTERN DISTRICT OF NEW YORK

Case number (if known) \_\_\_\_\_ Chapter 11

Check if this an amended filing

**FORM 201. VOLUNTARY PETITION**  
Pending Bankruptcy Cases Attachment

Debtor	<u>Campus Habitats, LLC</u>		Relationship to you	<u>Affiliate</u>
District	<u>Eastern District of New York</u>	When <u>3/15/17</u>	Case number, if known	_____
Debtor	<u>Committed 2 Cortland, LLC</u>		Relationship to you	<u>Affiliate</u>
District	<u>Eastern District of New York</u>	When <u>3/15/17</u>	Case number, if known	_____
Debtor	<u>Cortland Habitats, Inc.</u>		Relationship to you	<u>Sole member of the Debtor</u>
District	<u>Eastern District of New York</u>	When <u>3/15/17</u>	Case number, if known	<u>17-71523</u>
Debtor	<u>Jeffrey D. Grodinsky</u>		Relationship to you	<u>Sole owner of Cortland Habitat</u>
District	<u>Eastern District of New York</u>	When <u>3/15/17</u>	Case number, if known	<u>17-71522</u>

77-79 Main Street, LLC  
4 Tompkins Court  
Commack, NY 11725

Alario & Fischer, P.C.  
5 Adler Drive  
East Syracuse, NY 13057

American Coradius Int'l  
20 Sweet Home Road  
Suite 150  
Amherst, NY 14228

Bank Direct Capital Fin.  
Two Conway Park  
150 North Field Drive  
Suite 190  
Lake Forest, IL 60045

Bayview Loan Servicing,  
LLC  
425 Ponce de Leon Blvd  
5thFloor  
Miami, FL 33134

Berger, Fischhoff, et al  
6901 Jericho Tpke.  
Suite 230  
Syosset, NY 11791

Blue Rock Energy  
432 N. Franklin Street  
Suite 20  
Syracuse, NY 13204

Campus Habitats, LLC  
College Hill Realty, LLC  
Committed 2 Cortland, LLC  
4 Tompkins Court  
Commack, NY 11725

Chase Cardmember Service  
PO Box 15548  
Wilmington, DE 19886

Christopher Burns  
c/o Kevin Penney  
20 Prospect Terrace  
Cortland, NY 13045

City of Cortland Water Bo  
25 court street  
Cortland, NY 13045

CNY Rentals & Sales  
245 McLean Road  
Cortland, NY 13045

Convergent Outsourcing  
P.O. Box 9004  
Renton, WA 98057-9004

Cortland Habitats, Inc.  
4 Tomkins Court  
Commack, NY 11725

Cortland Habitats, Inc.  
Campus Habitats, LLC  
Committed 2 Cortland, LLC  
4 Tomkins Court  
Commack, NY 11725

Cortland Wholesale Electr  
4284 North Homer Avenue  
Cortland, NY 13045

Cory Gooldberg  
22 WhiteBirch Lane  
Commack, NY 11725

Diech financial LLC  
PO Box 7169  
Pasadena, CA 91109

Dino & Gina Mazzara  
4878 Bulrush Road  
Syracuse, NY 13215

Ditech Financial LLC  
PO BOX 6172  
Rapid City, SD 57709

Earl Penney  
c/o Kevin Penney  
20 Prospect Terrace  
Cortland, NY 13045

Finger Lake Business Svcs  
42 Westlake Avenue  
Auburn, NY 13021

GB Collects  
145 Bradford Drive  
West Berlin, NJ 08091-9269

General Property Services  
c/o Visions Federal  
Credit Union  
24 McKinley Avenue  
Endicott, NY 13760-5491

Ianuzi & Romans Land  
Surveying, P.C.  
5251 Wiitz Drive North  
Syracuse, NY 13212

Jeff Grodinsky  
4 Tomkins Court  
Commack, NY 11725

JMS Plumbing & Heating  
215 Port Watson Street  
Cortland, NY 13045

Judith C. Malkin  
Asst. Attorney General  
615 Erie Blvd. West  
Syracuse, NY 13204

Judith Grodinsky  
4 Tomkins Court  
Commack, NY 11725



Kevin Penney  
20 Prospect Terrace  
Cortland, NY 13045

Klever Lawns & Landscapes  
4520 Maybury Road  
Mc Graw, NY 13101

M&T Cardmember Service  
P.O. Box 790408  
Saint Louis, MO 63179

Marc Grodinsky  
4 Tomkins Court  
Commack, NY 11725

Meldrims Paint Center  
3975 West Road  
Cortland, NY 13045

Monarch Recovery Mgmt.  
10965 Decatur Road  
Philadelphia, PA 19154

National Grid  
P.O. Box 11742  
Newark, NJ 07101-4742

NYS Department of Labor  
P.O. Box 15130  
Albany, NY 12212

NYS Dept. of Taxation  
Bankruptcy Section  
P.O. Box 5300  
Albany, NY 12227

NYSEG  
P.O. Box 847812  
Boston, MA 02284-7812

Puzo Properties, LLC  
43 N Main street  
Homer, NY 13077

Stephanie Grodinsky  
4 Tomkins Court  
Commack, NY 11725

The Bank of NY Mellon  
213-44 38th avenue baysid  
Bayside, NY 11361

The Planning and Zoning  
Resource Company  
1300 South Meridian Ave.  
Suite 400  
Oklahoma City, OK 73108

Thomas O'Dempsey  
c/o Kevin Penney  
20 Prospect Terrace  
Cortland, NY 13045

U-Call It We Haul It  
212 McLean Road  
Cortland, NY 13045

V&V Furniture Sales  
115 Port Watson Street  
Cortland, NY 13045

Vincent M. Lentini, Esq.  
600 Old Country Road  
Suite 202  
Garden City, NY 11530

Visions Federal Credit  
Union  
c/o Aswad & Ingraham  
46 Front Street  
Binghamton, NY 13905

Zimmer Law Office PLLC  
120 East Washington St.  
Suite 815  
Syracuse, NY 13202

**United States Bankruptcy Court  
Eastern District of New York**

In re College Hill Realty, 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 College Hill Realty, 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:

Cortland Habitats, Inc.  
4 Tomkins Court  
Commack, NY 11725

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None [*Check if applicable*]

March 15, 2017

Date

/s/ Kenneth A. Reynolds

Kenneth A. Reynolds

Signature of Attorney or Litigant  
Counsel for College Hill Realty, LLC

McBreen & Kopko

500 North Broadway

Suite 129

Jericho, NY 11753

516-364-1095 Fax:516-364-0612

kreynolds@mklawny.com