

**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 **Seasons Property Management, 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) **47-5652672**

4. Debtor's address Principal place of business Mailing address, if different from principal place of business

**5 Doughty Blvd.  
Inwood, NY 11096**

Number, Street, City, State &amp; ZIP Code

**Nassau**  
County

P.O. Box, Number, Street, City, State &amp; ZIP Code

Location of principal assets, if different from principal place of business

**1630 Reisterstown Road Pikesville, MD 21208**  
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 **Seasons Property Management, 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>.

**5511****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	<b>See Attachment</b>	Relationship	_____
District	_____	When	_____
		Case number, if known	_____

Debtor **Seasons Property Management, 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 &amp; 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**☒ 1-49☐ 50-99☐ 100-199☐ 200-999☐ 1,000-5,000☐ 5001-10,000☐ 10,001-25,000☐ 25,001-50,000☐ 50,001-100,000☐ More than 100,000**15. Estimated Assets**☐ \$0 - \$50,000☐ \$50,001 - \$100,000☐ \$100,001 - \$500,000☒ \$500,001 - \$1 million☐ \$1,000,001 - \$10 million☐ \$10,000,001 - \$50 million☐ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion**16. Estimated liabilities**☐ \$0 - \$50,000☐ \$50,001 - \$100,000☐ \$100,001 - \$500,000☐ \$500,001 - \$1 million☒ \$1,000,001 - \$10 million☐ \$10,000,001 - \$50 million☐ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion

Debtor **Seasons Property Management, 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 **November 14, 2018**  
MM / DD / YYYY**X /s/ Joel Getzler**  
Signature of authorized representative of debtor  
  
Title **CRO****Joel Getzler**  
Printed name**18. Signature of attorney****X /s/ Nathan Schwed**  
Signature of attorney for debtorDate **November 14, 2018**  
MM / DD / YYYY**Nathan Schwed**  
Printed name**Zeichner Ellman & Krause LLP**  
Firm name**1211 Avenue of the Americas**  
**New York, NY 10036-8718**  
Number, Street, City, State & ZIP CodeContact phone **2128265317** Email address **Nschwed@zeklaw.com****NY**  
Bar number and State

Debtor **Seasons Property Management, 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	<b>Amsterdam Avenue Market LLC</b>		Relationship to you	<b>Affiliate</b>
District	<b>EDNY</b>	When <b>9/16/18</b>	Case number, if known	<b>18-45281</b>
Debtor	<b>Blue Gold Equities LLC</b>		Relationship to you	<b>Affiliate</b>
District	<b>EDNY</b>	When <b>9/16/18</b>	Case number, if known	<b>18-45280</b>
Debtor	<b>Central Avenue Market LLC</b>		Relationship to you	<b>Affiliate</b>
District	<b>EDNY</b>	When <b>9/16/18</b>	Case number, if known	<b>18-45287</b>
Debtor	<b>Lawrence Supermarket LLC</b>		Relationship to you	<b>Affiliate</b>
District	<b>EDNY</b>	When <b>9/16/18</b>	Case number, if known	<b>18-45282</b>
Debtor	<b>Seasons Cleveland LLC</b>		Relationship to you	<b>Affiliate</b>
District	<b>EDNY</b>	When <b>9/16/18</b>	Case number, if known	<b>18-45283</b>
Debtor	<b>Seasons Clifton LLC</b>		Relationship to you	<b>Affiliate</b>
District	<b>EDNY</b>	When <b>9/16/18</b>	Case number, if known	<b>18-45288</b>
Debtor	<b>Seasons Corporate LLC</b>		Relationship to you	<b>Affiliate</b>
District	<b>EDNY</b>	When <b>9/16/18</b>	Case number, if known	<b>18-45284</b>
Debtor	<b>Seasons Express Inwood LLC</b>		Relationship to you	<b>Affiliate</b>
District	<b>EDNY</b>	When <b>9/16/18</b>	Case number, if known	<b>18-45290</b>
Debtor	<b>Seasons Lakewood LLC</b>		Relationship to you	<b>Affiliate</b>
District	<b>EDNY</b>	When <b>9/16/18</b>	Case number, if known	<b>18-45286</b>
Debtor	<b>Seasons Maryland LLC</b>		Relationship to you	<b>Affiliate</b>
District	<b>EDNY</b>	When <b>9/16/18</b>	Case number, if known	<b>18-45291</b>
Debtor	<b>Upper West Side Supermarket LLC</b>		Relationship to you	<b>Affiliate</b>
District	<b>EDNY</b>	When <b>9/16/18</b>	Case number, if known	<b>18-45289</b>
Debtor	<b>Wilmot Road Market LLC</b>		Relationship to you	<b>Affiliate</b>
District	<b>EDNY</b>	When <b>9/16/18</b>	Case number, if known	<b>18-45285</b>
Debtor	<b>Wilmot Road Market LLC</b>		Relationship to you	<b>Affiliate</b>
District	<b>SDNY</b>	When <b>8/28/18</b>	Case number, if known	<b>18-12575-MKV</b>

**UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF NEW YORK**

In re:

Seasons Property Management LLC

Debtor.

Chapter 11

Case No.: 18-\_\_\_\_ (\_\_\_\_)

Joint Administration Requested

**EXHIBIT "A" TO VOLUNTARY PETITION**

1. The Debtor's common stock is not registered under section 12 of the Securities Exchange Act of 1934.

2. The following unaudited financial data is the latest information available and is derived from the Debtor's books and records as of the Petition Date. The Debtor has used its best efforts in compiling the information on this Exhibit "A". Nevertheless, because the data is unaudited, no certification as to its accuracy can be made.

- a. Total assets: \$750,000
- b. Total debts (including debts listed in 2.c., below): \$9,400,000
- c. Debt securities held by more than 500 holders: N/A
- d. 100% of the Debtor's membership interest is held by Seasons Corporate LLC.

3. Brief description of the Debtor's business:

Debtor owns property, including a house, which is used by its affiliate, Seasons Maryland LLC for additional parking.

4. The following entities directly or indirectly own, control, or hold with power to vote, 5% or more of the voting securities of the Debtor:

Name of Beneficial Owner	Amount and Nature of Beneficial Ownership	Percentage
Blue Wolf Investments LLC	620,000 Class A Units	62%
SKNY LLC	150,000 Class B Units	15%

**CONSENT OF THE**

**SOLE MEMBER**

The undersigned, constituting the sole member of **Seasons Property Management LLC**, a Maryland limited liability company (the “Company”) does hereby consent to adoption of the following resolutions which have not been amended, modified or rescinded and, accordingly, are in full force and effect as of the date hereof.

**WHEREAS**, on September 16, 2018, eleven (11) of the Company’s affiliates and the Company’s parent filed (collectively, the “Affiliates”) voluntarily petitions for relief under Chapter 11 of title 11 of the United States Code (the “Bankruptcy Code”);

**WHEREAS**, the Affiliates and the Company have entered into an agreement to sell all of their assets, including the real property owned by the Company (the “Property”), free and clear of any liens claims and encumbrances (the “Sale”);

**WHEREAS**, the Company has reviewed and considered, among other things, the advice of its counsel and financial advisors and has determined that it is in the best interests of the Company, its creditors, equity holders and other interested parties to file a voluntary petition (the “Petition”) for relief under Chapter 11 of the Bankruptcy Code.

**NOW THEREFORE**, it is hereby:

**RESOLVED**, that the filing by the Company of the Petition, in the United States Bankruptcy Court for the Eastern District of New York (the “Bankruptcy Court”), substantially in the form previously presented to the Company is hereby approved, confirmed and adopted in all respects; and it is further

**RESOLVED**, that Joel Getzler, or such other person as each Company designates (each of the foregoing, individually, an “Authorized Officer” and, together, the “Authorized Officers”) be, and they hereby are authorized, empowered and directed to execute and file the Petition on behalf of each Company in order to seek relief under Chapter 11 of the Bankruptcy Code in the Bankruptcy Court; and it is further

**RESOLVED**, that each of the Authorized Officers be and they hereby are authorized, empowered and directed, in the name and on behalf of each Company, to execute and file all petitions, schedules, motions, lists, applications, pleadings, declarations, affidavits and other papers as required to accompany the Petition or seek entry of first day orders, and, in connection therewith, to employ and retain assistance of legal counsel, accountants, financial advisors and other professionals, and to take and perform any and all further acts and deeds that they deem necessary, proper or desirable in connection with, or in furtherance of, the Petition or each Company’s chapter 11 case, with a view to the successful prosecution of such case; and it is further

**RESOLVED**, that the Company is authorized to employ the law firm of Zeichner Ellman & Krause LLP, located at 1211 Avenue of the Americas, New York, New

York 10036, as bankruptcy counsel to render legal services to, and to represent, the Company in its Chapter 11 case and in any and all related proceedings, subject to Bankruptcy Court approval; and it is further

**RESOLVED**, that the Company is authorized to employ Getzler Henrich & Associates LLC, located at 295 Madison Avenue, New York, New York 10017, as restructuring advisors for the Company in its Chapter 11 case and to employ Joel Getzler and William Henrich as the Company's Co-CRO, subject to Bankruptcy Court approval; and it is further

**RESOLVED**, that each of the Authorized Officers be and they hereby are authorized, empowered and directed to retain on behalf of each Company such other professionals as they deem necessary, appropriate or desirable, upon such terms and conditions as they shall approve, to render services to each Company in connection with its chapter 11 case and with respect to other related matters in connection therewith, subject to Bankruptcy Court approval, if required; and it is further

**RESOLVED**, that each of the Authorized Officers be and they hereby are authorized, empowered and directed, in the name of the Company, to cause the Company to enter into, and to execute and deliver and take all actions necessary, proper or desirable to consummate any transaction that the Company deems necessary and appropriate, and to effectuate the foregoing, to enter into all other documents, agreements, or instruments as may be deemed necessary or appropriate by the Authorized Officers; and it is further

**RESOLVED**, that each of the Authorized Officers be and they hereby are authorized, empowered and directed, in the name and on behalf of the Company, to cause the Company to enter into, execute, deliver, certify, file and/or record and perform such agreements, instruments, motions, affidavits, certificates or other documents, and to take such other action, including, without limitation, the payment of fees, costs and expenses (subject to Bankruptcy Court approval where necessary or appropriate), as in the judgment of such Authorized Officer shall be or become necessary, proper, and desirable to effectuate the Companies' businesses; and it is further

**RESOLVED**, that in connection with filing of the Petition, the Authorized Officers be and they hereby are authorized, empowered and directed to proceed in seeking a Bankruptcy Court approval to enter into secured postpetition superpriority financing pursuant to the terms and conditions of that certain Debtor in Possession Financing Credit Agreement by and among the Company, its subsidiaries and affiliates as Borrowers and/or guarantors; and it is further

**RESOLVED**, that any and all past actions heretofore lawfully taken by any officers, directors, members or any authorized persons acting under similar authority, as the case may be, of each Company in the name and on behalf of each Company in furtherance of any or all of the preceding resolutions are hereby ratified, confirmed, adopted and approved in all respects.

**[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]**



Dated: As of November 14, 2018

SEASONS CORPORATE LLC, sole member of

**Seasons Maryland LLC**, a Maryland limited liability company

By: SKNY LLC, Class B Member

By: 

Name:

Title:

Nathan Klein

By: \_\_\_\_\_  
Zvi Bloom, Manager

By: \_\_\_\_\_  
Mayer Gold, Manager

Dated: As of November 14, 2018

SEASONS CORPORATE LLC, sole member of

**Seasons Maryland LLC**, a Maryland limited liability company

By: SKNY LLC, Class B Member

By: \_\_\_\_\_

Name:

Title:

By: \_\_\_\_\_

Zvi Bloom, Manager

By: \_\_\_\_\_

Mayer Gold, Manager

**UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF NEW YORK**

In re:

Seasons Property Management, LLC

Debtors.

Chapter 11

Case No.: 18-\_\_\_\_ (\_\_\_\_)

Joint Administration Requested

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

Following is a list of creditors holding the 20 largest unsecured claims, as of the Petition Date. The list has been prepared based upon the books and records of the Debtor. The information presented in the list shall not constitute an admission by, nor is it binding on, the Debtor.<sup>1</sup>

The list is prepared in accordance with Fed. R. Bankr. P. 1007(d) and Section 8 of the Court's Guidelines for First Day Motions. 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.<sup>2</sup>

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<sup>1</sup> The Debtor will file schedules of assets and liabilities (the "Schedules") in accordance with 11 U.S.C. § 521 and Fed. R. Bankr. P. 1007. The information contained in the Schedules may differ from the information set forth below

<sup>2</sup> The Debtor has not yet identified which of the 20 largest unsecured claims, if any, are contingent, unliquidated, disputed and/or subject to setoff. The Debtor reserves the right to identify any of the 20 largest unsecured claims in their Schedules as contingent, unliquidated, disputed and/or subject to setoff, as appropriate.

	NAME OF CREDITOR AND COMPLETE MAILING ADDRESS INCLUDING ZIP CODE	TELEPHONE NUMBER AND FAX NUMBER OF EMPLOYEES, AGENT OR DEPARTMENT OF CREDITOR FAMILIAR WITH CLAIM WHO MAY BE CONTACTED	NATURE OF CLAIM (trade debt, bank loan, government contract, etc.)	AMOUNT OF CLAIM
1	Bank United 445 Broadhollow Road Melville, NY 11747	305-569-2020	Bank Loan	8,800,000.00

### DECLARATION

I, Joel Getzler, an authorized signatory for the Debtor in this case, declare under penalty of perjury that I have read the foregoing List of Creditors Holding Twenty Largest Unsecured Claims and that it is true and correct to the best of my knowledge, information and belief.

Dated: New York, New York  
November 14, 2018

/s/ Joel Getzler  
Joel Getzler

**UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF NEW YORK**

In re:

Seasons Property Management, LLC

Debtors.

Chapter 11

Case No.: 18-\_\_\_\_ (\_\_\_\_)

Joint Administration Requested

**LIST OF EQUITY HOLDERS AND  
CORPORATE OWNERSHIP STATEMENT**

Pursuant to Rules 1007(a)(1) and 7007.1 of the Federal Rules of Bankruptcy Procedure, and Rule 1073-3 of the Local Rules of the Bankruptcy Court of the Eastern District of New York, the undersigned authorized officer of the Debtor certifies that the following corporate entities/individuals own more than 10% of Seasons Property Management LLC;

Shareholder	Percentage of Total Shares
Seasons Corporate LLC	100%

**DECLARATION**

I, Joel Getzler, an authorized signatory for the Debtor in this case, declare under penalty of perjury that I have read the foregoing Corporate Ownership Statement and that it is true and correct to the best of my knowledge, information and belief.

Dated: New York, New York  
November 14, 2018

/s/ Joel Getzler

Joel Getzler

**UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF NEW YORK**

In re:

Seasons Property Management, LLC

Debtors.

Chapter 11

Case No.: 18-\_\_\_\_ (\_\_\_\_)

Joint Administration Requested

**E.D.N.Y. LBR. 1073-2 STATEMENT  
PENDING BANKRUPTCY CASES ATTACHMENT TO PETITION**

Debtor	District	Filing Date	Relationship	Case No. Status
Seasons Corporate	EDNY	9/16/2018	Affiliate	18-45284 (NHL) Pending
Blue Gold Equities LLC	EDNY	9/16/2018	Affiliate	18-45280 (NHL) Pending
Amsterdam Avenue Market LLC	EDNY	9/16/2018	Affiliate	18-45281 (NHL) Pending
Central Avenue Market LLC	EDNY	9/16/2018	Affiliate	18-45287 (NHL) Pending
Lawrence Supermarket LLC	EDNY	9/16/2018	Affiliate	18-45282 (NHL) Pending
Seasons Cleveland LLC	EDNY	9/16/2018	Affiliate	18-45283 (NHL) Pending
Seasons Clifton LLC	EDNY	9/16/2018	Affiliate	18-45288 (NHL) Pending
Seasons Express Inwood LLC	EDNY	9/16/2018	Affiliate	18-45290 (NHL) Pending
Seasons Lakewood LLC	EDNY	9/16/2018	Affiliate	18-45286 (NHL) Pending
Seasons Maryland LLC	EDNY	9/16/2018	Affiliate	18-45291 (NHL) Pending

Upper West Side Supermarket LLC	EDNY	9/16/2018	Affiliate	18-45289 (NHL) Pending
Wilmot Road Market LLC	EDNY	9/16/2018	Affiliate	18-45285 (NHL) Pending
Wilmot Road Market LLC	SDNY	8/28/18	Affiliate	18-12575 (MKV) Pending