

Fill in this information to identify your case:

United States Bankruptcy Court for the:

SOUTHERN DISTRICT OF NEW YORK

Case number (if known) _____

Chapter you are filing under:

Chapter 7

Chapter 11

Chapter 12

Chapter 13

Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

12/15

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 **AC I TOMS RIVER 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) **86-1112005**

4. Debtor's address

Principal place of business

Mailing address, if different from principal place of business

**1400 HOOPER AVENUE
Toms River, NJ 08753**

Number, Street, City, State & ZIP Code

**C/O ARMSTRONG CAPITAL LLC
149 MADISON AVENUE
New York, NY 10016**

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

Ocean
County

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

Other. Specify: _____

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(53AB))
- 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. §80a-3)

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.
See <http://www.naics.com/search/>.

5311

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 \$2,490,925 (amount subject to adjustment on 4/01/16 and every three 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 operation, 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	<u>AC I MANAHAWKIN LLC</u>	Relationship to you	<u>AFFILIATE</u>
District	<u>SDNY</u>	When	<u>6/04/14</u>
		Case number, if known	<u>14-22793</u>

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 type="checkbox"/> \$10,000,001 - \$50 million	<input type="checkbox"/> \$1,000,000,001 - \$10 billion
<input checked="" 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

Request for Relief, Declaration, and Signature

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 January 8, 2016
MM / DD / YYYY

X /s/ DAVID GOLDWASSER
Signature of authorized representative of debtor

DAVID GOLDWASSER
Printed name

Title **DAVID GOLDWASSER/MANAGING
MEMBER GC REALTY ADVISORS;
MANAGER**

18. Signature of attorney **X /s/ A. MITCHELL GREENE**
Signature of attorney for debtor

Date **January 8, 2016**
MM / DD / YYYY

A. MITCHELL GREENE
Printed name

ROBINSON BROG LEINWAND GREENE GENOVESE & GLUCK P.C.
Firm name

875 THIRD AVENUE
New York, NY 10022
Number, Street, City, State & ZIP Code

Contact phone **(212) 603-6300** Email address _____

Bar number and State

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK

-----X

In re: Chapter 11

AC I TOMS RIVER, LLC, Case No.:

Debtor.

-----X

CERTIFICATE OF RESOLUTION

I, the undersigned, **DAVID GOLDWASSER**, as the Managing Member of GC REALTY ADVISORS, LLC, the Manager of **AC I TOMS RIVER, LLC** (the “Company”), do hereby certify that at a meeting of the Company duly called and held, the following resolutions were adopted and recorded in the Minute Book of the Company, and they have not been modified or rescinded, and are still in full force and effect:

RESOLVED, that in the judgment of the Company it is desirable and in the best interest of the Company, its creditors, members and other interested parties, that a petition be filed by the Company for relief under Chapter 11 of title 11 of the United States Code (the “Bankruptcy Code”); and it is further

RESOLVED, that the form of petition under Chapter 11 presented to this meeting is approved and adopted in all respects, and that David Goldwasser, as the Managing Member of GC Realty Advisors, LLC, the Manager of the Company, is authorized to execute and verify a petition substantially in such form and to cause the same to be filed with the United States Bankruptcy Court for the Southern District of New York at such time as he shall determine; and it is further

RESOLVED, that David Goldwasser is hereby appointed as Chief Restructuring Officer of the Company; and it is further;

RESOLVED, that David Goldwasser, as the Managing Member of GC Realty Advisors, LLC, the Manager of the Company, is authorized to execute and file all petitions,

reorganization schedules, lists and other papers and to effectuate the filing of the Chapter 11 case, and, in that connection, that the firm of Robinson Brog Leinwand Greene Genovese & Gluck P.C. be retained and employed as legal counsel for the Company under a general retainer, in addition to such special counsel as may hereafter become necessary or proper with a view to the successful conclusion of such Chapter 11 case.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the Company this
_8th day of January, 2016.

AC I TOMS RIVER, LLC
By: GC REALTY ADVISORS, LLC AS MANAGER

By: /s/David Goldwasser
DAVID GOLDWASSER, MANAGING MEMBER
GC REALTY ADVISORS, LLC

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

In re AC I TOMS RIVER LLC Debtor(s) Case No. Chapter 11

VERIFICATION OF CREDITOR MATRIX

I, the DAVID GOLDWASSER/MANAGING MEMBER GC REALTY ADVISORS; MANAGER 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: January 8, 2016

/s/ DAVID GOLDWASSER
DAVID GOLDWASSER/DAVID GOLDWASSER/MANAGING
MEMBER GC REALTY ADVISORS; MANAGER
Signer/Title

ARMSTRONG MAINTENANCE CORP.
149 MADISON AVENUE
8TH FLOOR
NEW YORK, NY 10016

ARMSTRONG MANAGEMENT CORP.
149 MADISON AVENUE
8TH FLOOR
NEW YORK, NY 10016

BOIES, SCHILLER & FLEXNER LLP
2200 CORPORATE BOUELVARD. NW
BOCA RATON, FL 33431

BRACH EICHLER, LLC
101 EISENHOWER PARKWAY
ROSELAND, NJ 07068

CG LANDSCAPING AND PAVING
16 N GATEWAY
TOMS RIVER, NJ 08753

D.R. & J. LLC
PO BOX 137
457 GOLFVIEW DRIVE
WEST CREEK, NJ 08092

DELAWARE SECRETARY OF STATE
401 FEDERAL STREET
SUITE 4
DOVER, DE 19901

GRUBB & ELLIS
100 PASSAIC AVENUE
FAIRFIELD, NJ 07004

JERSEY CENTRAL POWER & LIGHT
PO BOX 3687
AKRON, OH 44309

KEY REFRIGERATION
259 DRUM POINT ROAD
BRICK, NJ 08723

MARSYLL MAINTENANCE CORP
149 MADISON AVENUE
8TH FLOOR
NEW YORK, NY 10016

NATIONAL REGISTERED AGENTS INC
PO BOX 927
WEST WINDSOR, NJ 08550

PATRIOT ROOFING, INC.
2083 JACKSONVILLE-JOBSTOWN ROA
JOBSTOWN, NJ 08041

PROFESSIONAL DESIGN SERVICES
1245 AIRPORT ROAD
LAKEWOOD, NJ 08701

RJ BRUNELLI & CO, INC.
400 PERRINE ROAD
SUITE 405
OLD BRIDGE, NJ 08857

SAGE GENERAL CONTRACTING
645 MIZZEN AVENUE
BEACHWOOD, NJ 08722

SIMPLEX GRINNEL LP
DEPT. CH 10320
PALATINE, IL 60055

TOMS RIVER MUNICIPAL UTILITIES
340 WATER STREET
TOMS RIVER, NJ 08753

TOMS RIVER TOWNSHIP FIRE COMM.
33 WASHINGTON STREET
TOMS RIVER, NJ 08754

TOWNSHIP OF TOMS RIVER
PO BOX 983113
BOSTON, MA 02298

TRI-STATE CARTING, INC.
PO BOX 5298
TOMS RIVER, NJ 08754

TRIAD PROFESSIONAL SERV. LLC
1720 WINDWARD CONCOURSE
SUITE 390
ALPHARETTA, GA 30005

UNITED WATER TOMS RIVER
PO BOX 371804
PITTSBURGH, PA 15250

VERIZON
PO BOX 4833
TRENTON, NJ 08650