

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 is 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 the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name Berkshire Corner Properties, 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) 27-4683718

4. Debtor's address

Principal place of business

200 Beilke Road

Number Street

Millerton NY 12546
City State ZIP Code

Dutchess County

County

Mailing address, if different from principal place of business

200 Beilke Road

Number Street

P.O. Box
Millerton NY 12546
City State ZIP Code

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 (excluding LLP)
☐ Other. Specify: _____

Debtor

Berkshire Corner Properties, 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.naics.com/search/>.

53112

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. District _____ When _____ Case number _____
MM / DD / YYYY
District _____ When _____ Case number _____
MM / DD / YYYY

If more than 2 cases, attach a separate list.

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

☒ No

☐ Yes. Debtor _____ Relationship _____
District _____ When _____
MM / DD / YYYY
Case number, if known _____

List all cases. If more than 1, attach a separate list.

Debtor Berkshire Corner Properties, 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 for distribution to unsecured creditors.

14. Estimated number of creditors

☒ 1-49

☐ 50-99

☐ 100-199

☐ 200-999

☐ 1,000-5,000

☐ 5,001-10,000

☐ 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

Debtor	Berkshire Corner Properties, LLC	Case number (if known)	
	Name		

16. Estimated liabilities

☐ \$0-\$50,000	☒ \$1,000,001-\$10 million	☐ \$500,000,001-\$1 billion
☐ \$50,001-\$100,000	☐ \$10,000,001-\$50 million	☐ \$1,000,000,001-\$10 billion
☐ \$100,001-\$500,000	☐ \$50,000,001-\$100 million	☐ \$10,000,000,001-\$50 billion
☐ \$500,001-\$1 million	☐ \$100,000,001-\$500 million	☐ More than \$50 billion

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 07/20/2018
MM / DD / YYYY

X /s/ Patricia Flood
Signature of authorized representative of debtor

Title Managing Member

Patricia Flood
Printed name

18. Signature of attorney

X /s/ Bethany Ralph
Signature of attorney for debtor

Date 07/20/2018
MM / DD / YYYY

Bethany Ralph
Printed name
Law Office of Bethany A. Ralph
Firm name
3294 East Main Street POB 7
Number Street
Amenia
City
845-373-4000
Contact phone
BR4238
Bar number
NY
State
12501
ZIP Code
bralph2@aol.com
Email address

Fill in this information to identify the case:

Debtor name Berkshire Corner Properties, LLC
United States Bankruptcy Court for the: Southern District of New York
Case number (If known): _____ (State)

☐ Check if this is an amended filing

Official Form 206Sum
Summary of Assets and Liabilities for Non-Individuals

12/15

Part 1: Summary of Assets

1. Schedule A/B: Assets--Real and Personal Property (Official Form 206A/B)

1a. Real property: Copy line 88 from <i>Schedule A/B</i>	\$ <u>1,782,175.00</u>
1b. Total personal property: Copy line 91A from <i>Schedule A/B</i>	\$ <u>0.00</u>
1c. Total of all property: Copy line 92 from <i>Schedule A/B</i>	\$ <u>1,782,175.00</u>

Part 2: Summary of Liabilities

2. Schedule D: Creditors Who Have Claims Secured by Property (Official Form 206D) Copy the total dollar amount listed in Column A, <i>Amount of claim</i> , from line 3 of <i>Schedule D</i>	\$ <u>1,344,784.19</u>
3. Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)	
3a. Total claim amounts of priority unsecured claims: Copy the total claims from Part 1 from line 6a of <i>Schedule E/F</i>	\$ <u>0.00</u>
3b. Total amount of claims of nonpriority amount of unsecured claims: Copy the total of the amount of claims from Part 2 from line 6b of <i>Schedule E/F</i>	+\$ <u>412,668.55</u>
4. Total liabilities	\$ <u>1,757,452.74</u>
Lines 2 + 3a + 3b	

Fill in this information to identify the case:

Debtor name Berkshire Corner Properties, LLC

United States Bankruptcy Court for the: Southern District of New York

Case number (if known): _____

☐ Check if this is an 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

12/15

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 the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured 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
1	Bank of Millbrook 3263 Franklin Avenue POB AF Millbrook, NY, 12545	David Fountain 845-677-5321	Mortgage	Disputed	1,302,326.67	905,811.63	396,515.04
2	Taylor Oil 28 Tinkertown Road Dover Plains, NY, 12522		Suppliers or Vendors				9,125.00
3	Key Bank 135 Route 44 Millerton, NY, 12546	518-618-3720	Overdrawn Bank Account				909.26
4							
5							
6							
7							
8							

Debtor Berkshire Corner Properties, LLC
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 the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured 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
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							

Fill in this information to identify the case:

Debtor name Berkshire Corner Properties, LLC

United States Bankruptcy Court for the: Southern District of New York

Case number (if known): _____

☐ Check if this is an amended filing

Official Form 206A/B

Schedule A/B: Assets — Real and Personal Property

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents

1. Does the debtor have any cash or cash equivalents?

- ☐ No. Go to Part 2.
☒ Yes. Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor

Current value of debtor's interest

2. **Cash on hand**

\$ 0.00

3. **Checking, savings, money market, or financial brokerage accounts (Identify all)**

Name of institution (bank or brokerage firm)

Type of account

Last 4 digits of account number

3.1. Key Bank

Checking

\$ 0.00

3.2. _____

\$ _____

4. **Other cash equivalents (Identify all)**

4.1. _____

\$ _____

4.2. _____

\$ _____

5. **Total of Part 1**

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

\$ 0.00

Part 2: Deposits and prepayments

6. Does the debtor have any deposits or prepayments?

- ☒ No. Go to Part 3.
☐ Yes. Fill in the information below.

Current value of debtor's interest

7. **Deposits, including security deposits and utility deposits**

Description, including name of holder of deposit

7.1. _____

\$ _____

7.2. _____

\$ _____

Debtor

Berkshire Corner Properties, LLC
Name

Case number (if known)

8. Prepayments, including prepayments on executory contracts, leases, insurance, taxes, and rent

Description, including name of holder of prepayment

8.1. _____ \$ _____
8.2. _____ \$ _____

9. Total of Part 2.

Add lines 7 through 8. Copy the total to line 81.

\$ _____

Part 3: Accounts receivable

10. Does the debtor have any accounts receivable?

- ☒ No. Go to Part 4.
☐ Yes. Fill in the information below.

Current value of debtor's
interest

11. Accounts receivable

11a. 90 days old or less: _____ = → \$ _____
face amount doubtful or uncollectible accounts
11b. Over 90 days old: _____ = → \$ _____
face amount doubtful or uncollectible accounts

12. Total of Part 3

Current value on lines 11a + 11b = line 12. Copy the total to line 82.

\$ _____

Part 4: Investments

13. Does the debtor own any investments?

- ☒ No. Go to Part 5.
☐ Yes. Fill in the information below.

Valuation method
used for current value

Current value of debtor's
interest

14. Mutual funds or publicly traded stocks not included in Part 1

Name of fund or stock:

14.1. _____ \$ _____
14.2. _____ \$ _____

15. Non-publicly traded stock and interests in incorporated and unincorporated businesses, including any interest in an LLC, partnership, or joint venture

Name of entity:

% of ownership:

15.1. _____ % _____ \$ _____
15.2. _____ % _____ \$ _____

16. Government bonds, corporate bonds, and other negotiable and non-negotiable instruments not included in Part 1

Describe:

16.1. _____ \$ _____
16.2. _____ \$ _____

17. Total of Part 4

Add lines 14 through 16. Copy the total to line 83.

\$ _____

Debtor

Berkshire Corner Properties, LLC

Name

Case number (if known)

Part 5: Inventory, excluding agriculture assets

18. Does the debtor own any inventory (excluding agriculture assets)?

- ☒ No. Go to Part 6.
☐ Yes. Fill in the information below.

General description	Date of the last physical inventory	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
19. Raw materials				
	MM / DD / YYYY	\$		\$
20. Work in progress				
	MM / DD / YYYY	\$		\$
21. Finished goods, including goods held for resale				
	MM / DD / YYYY	\$		\$
22. Other inventory or supplies				
	MM / DD / YYYY	\$		\$
23. Total of Part 5				\$

Add lines 19 through 22. Copy the total to line 84.

24. Is any of the property listed in Part 5 perishable?

- ☐ No
☐ Yes

25. Has any of the property listed in Part 5 been purchased within 20 days before the bankruptcy was filed?

- ☐ No
☐ Yes. Book value Valuation method Current value

26. Has any of the property listed in Part 5 been appraised by a professional within the last year?

- ☐ No
☐ Yes

Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

- ☒ No. Go to Part 7.
☐ Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
28. Crops—either planted or harvested			
	\$		\$
29. Farm animals Examples: Livestock, poultry, farm-raised fish			
	\$		\$
30. Farm machinery and equipment (Other than titled motor vehicles)			
	\$		\$
31. Farm and fishing supplies, chemicals, and feed			
	\$		\$
32. Other farming and fishing-related property not already listed in Part 6			
	\$		\$

Debtor

Berkshire Corner Properties, LLC
Name

Case number (if known)

33. Total of Part 6.

Add lines 28 through 32. Copy the total to line 85.

\$

34. Is the debtor a member of an agricultural cooperative?

- ☐ No
☐ Yes. Is any of the debtor's property stored at the cooperative?
☐ No
☐ Yes

35. Has any of the property listed in Part 6 been purchased within 20 days before the bankruptcy was filed?

- ☐ No
☐ Yes. Book value \$ Valuation method Current value \$

36. Is a depreciation schedule available for any of the property listed in Part 6?

- ☐ No
☐ Yes

37. Has any of the property listed in Part 6 been appraised by a professional within the last year?

- ☐ No
☐ Yes

Part 7: Office furniture, fixtures, and equipment; and collectibles

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

- ☒ No. Go to Part 8.
☐ Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
39. Office furniture	\$		\$
40. Office fixtures	\$		\$
41. Office equipment, including all computer equipment and communication systems equipment and software	\$		\$
42. Collectibles Examples: Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; china and crystal; stamp, coin, or baseball card collections; other collections, memorabilia, or collectibles			
42.1	\$		\$
42.2	\$		\$
42.3	\$		\$

43. Total of Part 7.

Add lines 39 through 42. Copy the total to line 86.

\$

44. Is a depreciation schedule available for any of the property listed in Part 7?

- ☐ No
☐ Yes

45. Has any of the property listed in Part 7 been appraised by a professional within the last year?

- ☐ No
☐ Yes

Debtor

Berkshire Corner Properties, LLC
Name

Case number (if known)

Part 8: Machinery, equipment, and vehicles

46. Does the debtor own or lease any machinery, equipment, or vehicles?

- ☒ No. Go to Part 9.
☐ Yes. Fill in the information below.

General description Include year, make, model, and identification numbers (i.e., VIN, HIN, or N-number)	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
47. Automobiles, vans, trucks, motorcycles, trailers, and titled farm vehicles			
47.1 _____	\$ _____	_____	\$ _____
47.2 _____	\$ _____	_____	\$ _____
47.3 _____	\$ _____	_____	\$ _____
47.4 _____	\$ _____	_____	\$ _____
48. Watercraft, trailers, motors, and related accessories Examples: Boats, trailers, motors, floating homes, personal watercraft, and fishing vessels			
48.1 _____	\$ _____	_____	\$ _____
48.2 _____	\$ _____	_____	\$ _____
49. Aircraft and accessories			
49.1 _____	\$ _____	_____	\$ _____
49.2 _____	\$ _____	_____	\$ _____
50. Other machinery, fixtures, and equipment (excluding farm machinery and equipment)			
	\$ _____	_____	\$ _____
51. Total of Part 8. Add lines 47 through 50. Copy the total to line 87.			\$ _____

52. Is a depreciation schedule available for any of the property listed in Part 8?

- ☐ No
☐ Yes

53. Has any of the property listed in Part 8 been appraised by a professional within the last year?

- ☐ No
☐ Yes

Debtor
Name Berkshire Corner Properties, LLC

Case number (if known) _____

Part 9: Real property

54. Does the debtor own or lease any real property?

- ☐ No. Go to Part 10.
☒ Yes. Fill in the information below.

55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest

	Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building), if available.	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
55.1	63 Millerton Road Lakeville, CT 06039	Fee Simple	\$ _____	Market Value Tax A	\$ 274,275.00
55.2	76 Main Street Millerton, NY 12546	Fee Simple 100%	\$ _____	Market Value Tax A	\$ 223,000.00
55.3	See continuation sheet		\$ 0.00		\$ 1,284,900.00

56. Total of Part 9.

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets. Copy the total to line 88.

\$ 1,782,175.00

57. Is a depreciation schedule available for any of the property listed in Part 9?

- ☒ No
☐ Yes

58. Has any of the property listed in Part 9 been appraised by a professional within the last year?

- ☐ No
☒ Yes

Part 10: Intangibles and intellectual property

59. Does the debtor have any interests in intangibles or intellectual property?

- ☒ No. Go to Part 11.
☐ Yes. Fill in the information below.

	General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
60.	Patents, copyrights, trademarks, and trade secrets	\$ _____		\$ _____
61.	Internet domain names and websites	\$ _____		\$ _____
62.	Licenses, franchises, and royalties	\$ _____		\$ _____
63.	Customer lists, mailing lists, or other compilations	\$ _____		\$ _____
64.	Other intangibles, or intellectual property	\$ _____		\$ _____
65.	Goodwill	\$ _____		\$ _____

66. Total of Part 10.

Add lines 60 through 65. Copy the total to line 89.

\$ _____

Debtor

Berkshire Corner Properties, LLC
Name

Case number (if known)

67. Do your lists or records include personally identifiable information of customers (as defined in 11 U.S.C. §§ 101(41A) and 107)?

- ☐ No
☐ Yes

68. Is there an amortization or other similar schedule available for any of the property listed in Part 10?

- ☐ No
☐ Yes

69. Has any of the property listed in Part 10 been appraised by a professional within the last year?

- ☐ No
☐ Yes

Part 11: All other assets

70. Does the debtor own any other assets that have not yet been reported on this form?

Include all interests in executory contracts and unexpired leases not previously reported on this form.

- ☐ No. Go to Part 12.
☒ Yes. Fill in the information below.

Current value of
debtor's interest

71. Notes receivable

Description (include name of obligor)

Total face amount

doubtful or uncollectible amount

= →

\$

72. Tax refunds and unused net operating losses (NOLs)

Description (for example, federal, state, local)

Tax year

\$

Tax year

\$

Tax year

\$

73. Interests in insurance policies or annuities

Hazard and Liability Insurance - no commercial value

\$ Unknown

74. Causes of action against third parties (whether or not a lawsuit has been filed)

Nature of claim

Amount requested

\$

\$

75. Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims

Nature of claim

Amount requested

\$

\$

76. Trusts, equitable or future interests in property

\$

77. Other property of any kind not already listed Examples: Season tickets, country club membership

\$

\$

78. Total of Part 11.

Add lines 71 through 77. Copy the total to line 90.

\$ 0.00

79. Has any of the property listed in Part 11 been appraised by a professional within the last year?

- ☒ No
☐ Yes

Debtor

Berkshire Corner Properties, LLC

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Case number (if known)

Part 12: Summary

In Part 12 copy all of the totals from the earlier parts of the form.

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. Copy line 5, Part 1.	\$ 0.00	
81. Deposits and prepayments. Copy line 9, Part 2.	\$ 0.00	
82. Accounts receivable. Copy line 12, Part 3.	\$ 0.00	
83. Investments. Copy line 17, Part 4.	\$ 0.00	
84. Inventory. Copy line 23, Part 5.	\$ 0.00	
85. Farming and fishing-related assets. Copy line 33, Part 6.	\$ 0.00	
86. Office furniture, fixtures, and equipment; and collectibles. Copy line 43, Part 7.	\$ 0.00	
87. Machinery, equipment, and vehicles. Copy line 51, Part 8.	\$ 0.00	
88. Real property. Copy line 56, Part 9. →		\$ 1,782,175.00
89. Intangibles and intellectual property. Copy line 66, Part 10.	\$ 0.00	
90. All other assets. Copy line 78, Part 11.	+ \$ 0.00	
91. Total. Add lines 80 through 90 for each column. 91a.	\$ 0.00	+ 91b. \$ 1,782,175.00
92. Total of all property on Schedule A/B. Lines 91a + 91b = 92.	1,782,175.00	\$ 1,782,175.00

Debtor 1 Berkshire Corner Properties, LLC

First Name Middle Name Last Name

Case number (if known)

Continuation Sheet for Official Form 206 A/B

55) Real property

44-50 S.
Center Street
Millerton, NY 12546

Market Value Tax Ass 351,400.00
essment

Fee Simple 100%

69 Millerton Road
Lakeville, CT 06039

Market Value Tax Ass 225,000.00
essment

Fee Simple 100%

17-21 Park Street
Millerton, NY 12546

Market Value Tax Ass 269,800.00
essment

Fee Simple 100%

50 Main Street
Millerton, NY 12546

Market Value Tax Ass 438,700.00
essment

Fee Simple 100%

Fill in this information to identify the case:

Debtor name Berkshire Corner Properties, LLC
United States Bankruptcy Court for the: Southern District of New York (State)
Case number (if known): _____

☐ Check if this is an amended filing

Official Form 206D

Schedule D: Creditors Who Have Claims Secured by Property

12/15

Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

- ☐ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
☒ Yes. Fill in all of the information below.

Part 1: List Creditors Who Have Secured Claims

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

Column A Amount of claim Do not deduct the value of collateral.	Column B Value of collateral that supports this claim
---	--

2.1 Creditor's name
Bank of Millbrook

Creditor's mailing address
3263 Franklin Avenue
POB AF, Millbrook, NY 12545

Creditor's email address, if known

Date debt was incurred _____
Last 4 digits of account number 6520

Do multiple creditors have an interest in the same property?
☐ No
☒ Yes. Specify each creditor, including this creditor,

Describe debtor's property that is subject to a lien
69 Millerton Road
Lakeville, CT 06039

\$ <u>200,430.51</u>	\$ <u>225,000.00</u>
----------------------	----------------------

Describe the lien

Agreement you made

Is the creditor an insider or related party?

- ☒ No
☐ Yes

Is anyone else liable on this claim?

- ☐ No
☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H).

As of the petition filing date, the claim is:

Check all that apply.

- ☐ Contingent
☐ Unliquidated
☒ Disputed

Town of Salisbury, 1st; Town of Salisbury, 2nd; Bank of Millbrook,

2.2 Creditor's name
Bank of Millbrook

Creditor's mailing address
3263 Franklin Avenue
POB AF, Millbrook, NY 12545

Creditor's email address, if known

Date debt was incurred _____
Last 4 digits of account number 6605

Do multiple creditors have an interest in the same property?
☐ No
☒ Yes. Have you already specified the relative priority?
☐ No. Specify each creditor, including this creditor, and its relative priority.

Describe debtor's property that is subject to a lien
50 Main Street
Millerton, NY 12546

\$ <u>191,569.39</u>	\$ <u>438,700.00</u>
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Describe the lien

Agreement you made

Is the creditor an insider or related party?

- ☒ No
☐ Yes

Is anyone else liable on this claim?

- ☐ No
☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H).

As of the petition filing date, the claim is:

Check all that apply.

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Webutuck Central School District, 0th; Town of North East, 1st;

- ☐ Yes. The relative priority of creditors is specified on lines _____

\$ 1,344,784.19

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

Debtor

Berkshire Corner Properties, LLC
Name

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Case number (if known)

Part 1: Additional PageColumn A
Amount of claimColumn B
Value of collateral
that supports this
claim

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

2.3 Creditor's name
Bank of Millbrook

Describe debtor's property that is subject to a lien

63 Millerton Road
Lakeville, CT 06039

\$Unknown

\$274,275.00

Creditor's mailing address

3263 Franklin Avenue
POB AF, Millbrook, NY 12545

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account
number

6605

Describe the lien

Agreement you made

Is the creditor an insider or related party?

☒ No
☐ Yes

Is anyone else liable on this claim?

☐ No
☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H).

Do multiple creditors have an interest in the same property?

☐ No
☒ Yes. Have you already specified the relative priority?
☒ No. Specify each creditor, including this creditor, and its relative priority.Town of Salisbury, 1st; Bank of
Millbrook, 2nd; Bank of Millbrook,☐ Yes. The relative priority of creditors is specified on lines

As of the petition filing date, the claim is:

Check all that apply.

☐ Contingent
☐ Unliquidated
☐ Disputed**2.4** Creditor's name
Bank of Millbrook

Describe debtor's property that is subject to a lien

44-50 S. Center Street
Millerton, NY 12546

\$Unknown

\$351,400.00

Creditor's mailing address

3263 Franklin Avenue
POB AF, Millbrook, NY 12545

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account
number

6605

Describe the lien

Agreement you made

Is the creditor an insider or related party?

☒ No
☐ Yes

Is anyone else liable on this claim?

☐ No
☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H).

Do multiple creditors have an interest in the same property?

☐ No
☒ Yes. Have you already specified the relative priority?
☒ No. Specify each creditor, including this creditor, and its relative priority.Webutuck Central School District,
0th; Town of North East, 1st;☐ Yes. The relative priority of creditors is specified on lines

As of the petition filing date, the claim is:

Check all that apply.

☐ Contingent
☐ Unliquidated
☐ Disputed

Debtor

Berkshire Corner Properties, LLC
Name

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Case number (if known)

Part 1: Additional PageColumn A
Amount of claimDo not deduct the value
of collateral.Column B
Value of collateral
that supports this
claim

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

2.5 Creditor's name
Bank of Millbrook

Describe debtor's property that is subject to a lien

76 Main Street
Millerton, NY 12546

\$0.00

\$223,000.00

Creditor's mailing address

3263 Franklin Avenue
POB AF, Millbrook, NY 12545

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account
number

6605

Describe the lien

Agreement you made

Is the creditor an insider or related party?

☒ No
☐ Yes

Is anyone else liable on this claim?

☒ No
☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H).

Do multiple creditors have an interest in the same property?

☐ No
☒ Yes. Have you already specified the relative priority?
☒ No. Specify each creditor, including this creditor, and its relative priority.Webutuck Central School District,
0th; Village of Millerton, 2nd;☐ Yes. The relative priority of creditors is specified on lines

As of the petition filing date, the claim is:

Check all that apply.

☐ Contingent
☐ Unliquidated
☐ Disputed**2.6** Creditor's name
Bank of Millbrook

Describe debtor's property that is subject to a lien

63 Millerton Road
Lakeville, CT 06039

\$ Unknown

\$ 274,275.00

Creditor's mailing address

3263 Franklin Avenue
POB AF, Millbrook, NY 12545

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account
number

6604

Describe the lien

Agreement you made

Is the creditor an insider or related party?

☒ No
☐ Yes

Is anyone else liable on this claim?

☐ No
☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H).

Do multiple creditors have an interest in the same property?

☐ No
☒ Yes. Have you already specified the relative priority?
☐ No. Specify each creditor, including this creditor, and its relative priority.

As of the petition filing date, the claim is:

Check all that apply.

☐ Contingent
☐ Unliquidated
☐ Disputed☒ Yes. The relative priority of creditors is specified on lines 2.3

Debtor

Berkshire Corner Properties, LLC

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Case number (if known)

Part 1: Additional Page

Column A

Amount of claim

Column B

Value of collateral
that supports this
claim

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

Do not deduct the value
of collateral.**2.7** Creditor's name
Bank of Millbrook

Describe debtor's property that is subject to a lien

69 Millerton Road
Lakeville, CT 06039

\$Unknown

\$225,000.00

Creditor's mailing address

3263 Franklin Avenue
POB AF, Millbrook, NY 12545

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account
number 6605

Describe the lien

Agreement you made

Do multiple creditors have an interest in the
same property?☐ No☒ Yes. Have you already specified the relative
priority?☐ No. Specify each creditor, including this
creditor, and its relative priority.

Is the creditor an insider or related party?

☒ No☐ Yes

Is anyone else liable on this claim?

☒ No☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H).

As of the petition filing date, the claim is:

Check all that apply.

☐ Contingent☐ Unliquidated☐ Disputed☒ Yes. The relative priority of creditors is
specified on lines 2.1**2.8** Creditor's name
Bank of Millbrook

Describe debtor's property that is subject to a lien

17-21 Park Street
Millerton, NY 12546

\$Unknown

\$269,800.00

Creditor's mailing address

3263 Franklin Avenue
POB AF, Millbrook, NY 12545

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account
number 6604

Describe the lien

Agreement you made

Do multiple creditors have an interest in the
same property?☐ No☒ Yes. Have you already specified the relative
priority?☒ No. Specify each creditor, including this
creditor, and its relative priority.

Is the creditor an insider or related party?

☒ No☐ Yes

Is anyone else liable on this claim?

☐ No☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H).

As of the petition filing date, the claim is:

Check all that apply.

☐ Contingent☐ Unliquidated☐ DisputedVillage of Millerton, 1st; Webutuck
Central School District, 2nd; Bank☐ Yes. The relative priority of creditors is
specified on lines _____

Debtor

Berkshire Corner Properties, LLC

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Case number (if known)

Part 1: Additional Page

Column A

Amount of claim

Do not deduct the value of collateral.

Column B

Value of collateral that supports this claim

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

2.9 Creditor's name Bank of Millbrook _____ Creditor's mailing address 3263 Franklin Avenue POB AF, Millbrook, NY 12545 _____ Creditor's email address, if known _____ _____ Date debt was incurred _____ Last 4 digits of account number <u>6604</u> Do multiple creditors have an interest in the same property? ☐ No ☒ Yes. Have you already specified the relative priority? ☐ No. Specify each creditor, including this creditor, and its relative priority. ☒ Yes. The relative priority of creditors is specified on lines <u>2,3</u>	Describe debtor's property that is subject to a lien 76 Main Street Millerton, NY 12546 Describe the lien <u>Agreement you made</u> Is the creditor an insider or related party? ☒ No ☐ Yes Is anyone else liable on this claim? ☒ No ☐ Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H). As of the petition filing date, the claim is: Check all that apply. ☐ Contingent ☐ Unliquidated ☐ Disputed	Amount of claim \$ <u>Unknown</u> Value of collateral that supports this claim \$ <u>223,000.00</u>
2.10 Creditor's name Bank of Millbrook _____ Creditor's mailing address 3263 Franklin Avenue POB AF, Millbrook, NY 12545 _____ Creditor's email address, if known _____ _____ Date debt was incurred _____ Last 4 digits of account number <u>6605</u> Do multiple creditors have an interest in the same property? ☐ No ☒ Yes. Have you already specified the relative priority? ☐ No. Specify each creditor, including this creditor, and its relative priority. ☒ Yes. The relative priority of creditors is specified on lines <u>2,4</u>	Describe debtor's property that is subject to a lien 17-21 Park Street Millerton, NY 12546 Describe the lien <u>Agreement you made</u> Is the creditor an insider or related party? ☒ No ☐ Yes Is anyone else liable on this claim? ☐ No ☒ Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H). As of the petition filing date, the claim is: Check all that apply. ☐ Contingent ☐ Unliquidated ☐ Disputed	Amount of claim \$ <u>Unknown</u> Value of collateral that supports this claim \$ <u>269,800.00</u>

Debtor

Berkshire Corner Properties, LLC
Name

Case number (if known)

Part 1: Additional PageColumn A
Amount of claimDo not deduct the value
of collateral.Column B
Value of collateral
that supports this
claim

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

2.11 Creditor's name
Bank of Millbrook

Describe debtor's property that is subject to a lien

69 Millerton Road
Lakeville, CT 06039

\$Unknown

\$225,000.00

Creditor's mailing address

3263 Franklin Avenue
POB AF, Millbrook, NY 12545

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account
number

6604

Describe the lien

Agreement you made

Do multiple creditors have an interest in the
same property?☐ No☒ Yes. Have you already specified the relative
priority?☐ No. Specify each creditor, including this
creditor, and its relative priority.

Is the creditor an insider or related party?

☒ No
☐ Yes

Is anyone else liable on this claim?

☐ No
☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H).

As of the petition filing date, the claim is:

Check all that apply.

☐ Contingent
☐ Unliquidated
☐ Disputed☒ Yes. The relative priority of creditors is
specified on lines 2.1**2.12** Creditor's name
Bank of Millbrook

Describe debtor's property that is subject to a lien

50 Main Street
Millerton, NY 12546

\$905,811.63

\$438,700.00

Creditor's mailing address

3263 Franklin Avenue
POB AF, Millbrook, NY 12545

Creditor's email address, if known

Date debt was incurred 12/21/2012Last 4 digits of account
number

6604

Describe the lien

Agreement you made

Do multiple creditors have an interest in the
same property?☐ No☒ Yes. Have you already specified the relative
priority?☐ No. Specify each creditor, including this
creditor, and its relative priority.

Is the creditor an insider or related party?

☒ No
☐ Yes

Is anyone else liable on this claim?

☐ No
☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H).

As of the petition filing date, the claim is:

Check all that apply.

☐ Contingent
☐ Unliquidated
☐ Disputed☒ Yes. The relative priority of creditors is
specified on lines 2.2

Debtor

Berkshire Corner Properties, LLC
Name

Case number (if known)

Part 1: Additional PageColumn A
Amount of claimDo not deduct the value
of collateral.Column B
Value of collateral
that supports this
claim

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

2.13 Creditor's name
Bank of Millbrook

Describe debtor's property that is subject to a lien

44-50 S. Center Street
Millerton, NY 12546

\$Unknown

\$351,400.00

Creditor's mailing address

3263 Franklin Avenue
POB AF, Millbrook, NY 12545

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account
number

6604

Describe the lien

Agreement you made

Is the creditor an insider or related party?

☒ No
☐ Yes

Is anyone else liable on this claim?

☐ No
☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H).

Do multiple creditors have an interest in the same property?

☐ No
☒ Yes. Have you already specified the relative priority?
☐ No. Specify each creditor, including this creditor, and its relative priority.

As of the petition filing date, the claim is:

Check all that apply.

☐ Contingent
☐ Unliquidated
☐ Disputed☒ Yes. The relative priority of creditors is specified on lines 2.4**2.14** Creditor's name
Town of North East

Describe debtor's property that is subject to a lien

50 Main Street
Millerton, NY 12546

\$8,508.06

\$438,700.00

Creditor's mailing address

Lisa Cope Tax Collector
19 North Maple Avenue, Millerton, NY 1254

Creditor's email address, if known

Date debt was incurred 2018Last 4 digits of account
number

Describe the lien

Statutory

Is the creditor an insider or related party?

☒ No
☐ Yes

Is anyone else liable on this claim?

☒ No
☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H).

Do multiple creditors have an interest in the same property?

☐ No
☒ Yes. Have you already specified the relative priority?
☐ No. Specify each creditor, including this creditor, and its relative priority.

As of the petition filing date, the claim is:

Check all that apply.

☐ Contingent
☐ Unliquidated
☐ Disputed☒ Yes. The relative priority of creditors is specified on lines 2.2

Debtor

Berkshire Corner Properties, LLC
Name

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Case number (if known)

Part 1: Additional Page

Column A

Amount of claim

Do not deduct the value of collateral.

Column B

Value of collateral that supports this claim

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

2.17 Creditor's name Town of Salisbury Creditor's mailing address Assessor POB 548, Salisbury, CT 06068 Creditor's email address, if known Date debt was incurred <u>2018</u> Last 4 digits of account number Do multiple creditors have an interest in the same property? ☐ No ☒ Yes. Have you already specified the relative priority? ☐ No. Specify each creditor, including this creditor, and its relative priority. ☒ Yes. The relative priority of creditors is specified on lines <u>2.3</u>	Describe debtor's property that is subject to a lien 63 Millerton Road Lakeville, CT 06039 Describe the lien Statutory Is the creditor an insider or related party? ☒ No ☐ Yes Is anyone else liable on this claim? ☒ No ☐ Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H). As of the petition filing date, the claim is: Check all that apply. ☐ Contingent ☐ Unliquidated ☐ Disputed	\$1,627.20 \$274,275.00
2.18 Creditor's name Town of Salisbury Creditor's mailing address Assessor POB 548, Salisbury, CT 06068 Creditor's email address, if known Date debt was incurred <u>2018</u> Last 4 digits of account number Do multiple creditors have an interest in the same property? ☐ No ☒ Yes. Have you already specified the relative priority? ☐ No. Specify each creditor, including this creditor, and its relative priority. ☒ Yes. The relative priority of creditors is specified on lines <u>2.1</u>	Describe debtor's property that is subject to a lien 69 Millerton Road Lakeville, CT 06039 Describe the lien Statutory Is the creditor an insider or related party? ☒ No ☐ Yes Is anyone else liable on this claim? ☒ No ☐ Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H). As of the petition filing date, the claim is: Check all that apply. ☐ Contingent ☐ Unliquidated ☐ Disputed	\$2,625.00 \$225,000.00

Debtor

Berkshire Corner Properties, LLC
Name

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Case number (if known)

Part 1: Additional Page

Column A

Amount of claim

Do not deduct the value of collateral.

Column B

Value of collateral that supports this claim

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

2.19 Creditor's name Village of Millerton Creditor's mailing address POB 528 Millerton, NY 12546 Creditor's email address, if known Date debt was incurred <u>6/1/18-5/31/19</u> Last 4 digits of account number Do multiple creditors have an interest in the same property? ☐ No ☒ Yes. Have you already specified the relative priority? ☐ No. Specify each creditor, including this creditor, and its relative priority. ☐ Yes. The relative priority of creditors is specified on lines <u>2.3</u>	Describe debtor's property that is subject to a lien 76 Main Street Millerton, NY 12546 Describe the lien Statutory Is the creditor an insider or related party? ☒ No ☐ Yes Is anyone else liable on this claim? ☒ No ☐ Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H). As of the petition filing date, the claim is: Check all that apply. ☐ Contingent ☐ Unliquidated ☐ Disputed	\$2,177.96 \$223,000.00
2.20 Creditor's name Village of Millerton Creditor's mailing address POB 528 Millerton, NY 12546 Creditor's email address, if known Date debt was incurred <u>6/1/2018</u> Last 4 digits of account number Do multiple creditors have an interest in the same property? ☐ No ☒ Yes. Have you already specified the relative priority? ☐ No. Specify each creditor, including this creditor, and its relative priority. ☒ Yes. The relative priority of creditors is specified on lines <u>2.4</u>	Describe debtor's property that is subject to a lien 17-21 Park Street Millerton, NY 12546 Describe the lien Agreement you made Is the creditor an insider or related party? ☒ No ☐ Yes Is anyone else liable on this claim? ☒ No ☐ Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H). As of the petition filing date, the claim is: Check all that apply. ☐ Contingent ☐ Unliquidated ☐ Disputed	\$3,213.45 \$269,800.00

Debtor

Berkshire Corner Properties, LLC
Name

Pg 27 of 68

Case number (if known)

Part 1: Additional Page

Column A

Amount of claim

Do not deduct the value of collateral.

Column B

Value of collateral that supports this claim

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

2.21 Creditor's name
Village of Millerton

Describe debtor's property that is subject to a lien

44-50 S. Center Street
Millerton, NY 12546

\$3,080.46

\$351,400.00

Creditor's mailing address

POB 528

Millerton, NY 12546

Creditor's email address, if known

Date debt was incurred 6/1/2018

Last 4 digits of account number

Describe the lien

Statutory

Do multiple creditors have an interest in the same property?

☐ No☒ Yes. Have you already specified the relative priority?☐ No. Specify each creditor, including this creditor, and its relative priority.

Is the creditor an insider or related party?

☒ No☐ Yes

Is anyone else liable on this claim?

☒ No☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H).

As of the petition filing date, the claim is:

Check all that apply.

☐ Contingent☐ Unliquidated☐ Disputed☒ Yes. The relative priority of creditors is specified on lines 2.4**2.22** Creditor's name
Village of Millerton

Describe debtor's property that is subject to a lien

50 Main Street
Millerton, NY 12546

\$4,323.10

\$438,700.00

Creditor's mailing address

POB 528

Millerton, NY 12546

Creditor's email address, if known

Date debt was incurred 6/1/18-5/31/19

Last 4 digits of account number

Describe the lien

Statutory

Do multiple creditors have an interest in the same property?

☐ No☒ Yes. Have you already specified the relative priority?☐ No. Specify each creditor, including this creditor, and its relative priority.

Is the creditor an insider or related party?

☒ No☐ Yes

Is anyone else liable on this claim?

☒ No☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H).

As of the petition filing date, the claim is:

Check all that apply.

☐ Contingent☐ Unliquidated☐ Disputed☒ Yes. The relative priority of creditors is specified on lines 2.2

Debtor

Berkshire Corner Properties, LLC
Name

Pg 28 of 68

Case number (if known)

Part 1: Additional Page

Column A

Amount of claim

Do not deduct the value of collateral.

Column B

Value of collateral that supports this claim

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

2,23 Creditor's name
Webutuck Central School District

Describe debtor's property that is subject to a lien

76 Main Street
Millerton, NY 12546

\$Unknown

\$223,000.00

Creditor's mailing address

c/o Emma Jaromin
418 Sinpatch Road, Wassaic, NY 12592

Creditor's email address, if known

Date debt was incurred 07/01/2018

Last 4 digits of account number

Describe the lien

Statutory

Do multiple creditors have an interest in the same property?

☐ No☒ Yes. Have you already specified the relative priority?☐ No. Specify each creditor, including this creditor, and its relative priority.

Is the creditor an insider or related party?

☒ No☐ Yes

Is anyone else liable on this claim?

☒ No☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H).

As of the petition filing date, the claim is:

Check all that apply.

☐ Contingent☐ Unliquidated☐ Disputed☒ Yes. The relative priority of creditors is specified on lines 2,3**2,24** Creditor's name
Webutuck Central School District

Describe debtor's property that is subject to a lien

44-50 S. Center Street
Millerton, NY 12546

\$Unknown

\$351,400.00

Creditor's mailing address

c/o Emma Jaromin
418 Sinpatch Road, Wassaic, NY 12592

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Describe the lien

Statutory

Do multiple creditors have an interest in the same property?

☐ No☒ Yes. Have you already specified the relative priority?☐ No. Specify each creditor, including this creditor, and its relative priority.

Is the creditor an insider or related party?

☒ No☐ Yes

Is anyone else liable on this claim?

☒ No☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H).

As of the petition filing date, the claim is:

Check all that apply.

☐ Contingent☐ Unliquidated☐ Disputed☒ Yes. The relative priority of creditors is specified on lines 2,4

Debtor

Berkshire Corner Properties, LLC
Name

Pg 29 of 68

Case number (if known)

Part 1: Additional Page

Column A

Amount of claim

Do not deduct the value
of collateral.

Column B

Value of collateral
that supports this
claim

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

2.25 Creditor's name Webutuck Central School District Creditor's mailing address c/o Emma Jaromin 418 Sinpatch Road, Wassaic, NY 12592 Creditor's email address, if known Date debt was incurred _____ Last 4 digits of account number _____ Do multiple creditors have an interest in the same property? ☐ No ☒ Yes. Have you already specified the relative priority? ☐ No. Specify each creditor, including this creditor, and its relative priority. ☒ Yes. The relative priority of creditors is specified on lines <u>2.4</u>	Describe debtor's property that is subject to a lien 44-50 S. Center Street Millerton, NY 12546 Describe the lien Statutory Is the creditor an insider or related party? ☒ No ☐ Yes Is anyone else liable on this claim? ☒ No ☐ Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H). As of the petition filing date, the claim is: Check all that apply. ☐ Contingent ☐ Unliquidated ☐ Disputed	\$4,315.41 \$351,400.00
2.26 Creditor's name Webutuck Central School District Creditor's mailing address c/o Emma Jaromin 418 Sinpatch Road, Wassaic, NY 12592 Creditor's email address, if known Date debt was incurred <u>07/01/2018</u> Last 4 digits of account number _____ Do multiple creditors have an interest in the same property? ☐ No ☒ Yes. Have you already specified the relative priority? ☐ No. Specify each creditor, including this creditor, and its relative priority. ☒ Yes. The relative priority of creditors is specified on lines <u>2.4</u>	Describe debtor's property that is subject to a lien 17-21 Park Street Millerton, NY 12546 Describe the lien Is the creditor an insider or related party? ☒ No ☐ Yes Is anyone else liable on this claim? ☒ No ☐ Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H). As of the petition filing date, the claim is: Check all that apply. ☐ Contingent ☐ Unliquidated ☐ Disputed	\$ Unknown \$ 269,800.00

Debtor

Berkshire Corner Properties, LLC
Name

Pg 30 of 68

Case number (if known)

Part 1: Additional Page

Column A

Amount of claim

Do not deduct the value
of collateral.

Column B

Value of collateral
that supports this
claim

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

2.27 Creditor's name Webutuck Central School District Creditor's mailing address c/o Emma Jaromin 418 Sinpatch Road, Wassaic, NY 12592 Creditor's email address, if known Date debt was incurred <u>07/01/2017</u> Last 4 digits of account number Do multiple creditors have an interest in the same property? ☐ No ☒ Yes. Have you already specified the relative priority? ☐ No. Specify each creditor, including this creditor, and its relative priority. ☒ Yes. The relative priority of creditors is specified on lines <u>2.4</u>	Describe debtor's property that is subject to a lien 44-50 S. Center Street Millerton, NY 12546 Describe the lien Statutory Is the creditor an insider or related party? ☒ No ☐ Yes Is anyone else liable on this claim? ☒ No ☐ Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H). As of the petition filing date, the claim is: Check all that apply. ☐ Contingent ☐ Unliquidated ☐ Disputed	\$5,387.51 \$351,400.00
2.28 Creditor's name Webutuck Central School District Creditor's mailing address c/o Emma Jaromin 418 Sinpatch Road, Wassaic, NY 12592 Creditor's email address, if known Date debt was incurred <u>7/1/2018</u> Last 4 digits of account number Do multiple creditors have an interest in the same property? ☐ No ☒ Yes. Have you already specified the relative priority? ☐ No. Specify each creditor, including this creditor, and its relative priority. ☒ Yes. The relative priority of creditors is specified on lines <u>2.2</u>	Describe debtor's property that is subject to a lien 50 Main Street Millerton, NY 12546 Describe the lien Statutory Is the creditor an insider or related party? ☒ No ☐ Yes Is anyone else liable on this claim? ☒ No ☐ Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H). As of the petition filing date, the claim is: Check all that apply. ☐ Contingent ☐ Unliquidated ☐ Disputed	\$ Unknown \$ 438,700.00

Debtor

Berkshire Corner Properties, LLC
Name

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Case number (if known)

Part 1: Additional Page

Column A

Amount of claim

Do not deduct the value of collateral.

Column B

Value of collateral that supports this claim

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

2.29 Creditor's name
Webutuck Central School District

Describe debtor's property that is subject to a lien

76 Main Street
Millerton, NY 12546

\$2,738.58

\$223,000.00

Creditor's mailing address

c/o Emma Jaromin
418 Sinpatch Road, Wassaic, NY 12592

Creditor's email address, if known

Date debt was incurred 07/01/2017

Last 4 digits of account number

Describe the lien

Statutory

Do multiple creditors have an interest in the same property?

☐ No☒ Yes. Have you already specified the relative priority?☐ No. Specify each creditor, including this creditor, and its relative priority.

Is the creditor an insider or related party?

☒ No☐ Yes

Is anyone else liable on this claim?

☒ No☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H).

As of the petition filing date, the claim is:

Check all that apply.

☐ Contingent☐ Unliquidated☐ Disputed☒ Yes. The relative priority of creditors is specified on lines 2.3

2. Creditor's name

Describe debtor's property that is subject to a lien

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Describe the lien

Do multiple creditors have an interest in the same property?

☐ No☐ Yes. Have you already specified the relative priority?☐ No. Specify each creditor, including this creditor, and its relative priority.

Is the creditor an insider or related party?

☐ No☐ Yes

Is anyone else liable on this claim?

☐ No☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H).

As of the petition filing date, the claim is:

Check all that apply.

☐ Contingent☐ Unliquidated☐ Disputed☐ Yes. The relative priority of creditors is specified on lines

Debtor

Berkshire Corner Properties, LLC
Name

Case number (if known)

Part 2: List Others to Be Notified for a Debt Already Listed in Part 1

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address	On which line in Part 1 did you enter the related creditor?	Last 4 digits of account number for this entity
Corbally, Gartland & Rappleyea, LLP 35 Market Street Poughkeepsie, NY, 12601	Line 2. <u>12</u>	
Corbally, Gartland & Rappleyea, LLP 35 Market Street Poughkeepsie, NY, 12601	Line 2. <u>2</u>	
Goldman Gruder Woods LLC 105 Technology Drive Trumbull, CT, 06611	Line 2. <u>6</u>	
Goldman Gruder Woods LLC 105 Technology Drive Trumbull, CT, 06611	Line 2. <u>1</u>	
	Line 2. <u> </u>	
	Line 2. <u> </u>	
	Line 2. <u> </u>	
	Line 2. <u> </u>	
	Line 2. <u> </u>	
	Line 2. <u> </u>	
	Line 2. <u> </u>	
	Line 2. <u> </u>	
	Line 2. <u> </u>	
	Line 2. <u> </u>	
	Line 2. <u> </u>	
	Line 2. <u> </u>	

Fill in this information to identify the case:

Debtor Berkshire Corner Properties, LLC
United States Bankruptcy Court for the: Southern District of New York
Case number (if known) _____

☐ Check if this is an amended filing

Official Form 206E/F

Schedule E/F: Creditors Who Have Unsecured Claims

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

Part 1: List All Creditors with PRIORITY Unsecured Claims

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

- ☒ No. Go to Part 2.
☐ Yes. Go to line 2.

2. List in alphabetical order all creditors who have unsecured claims that are entitled to priority in whole or in part. If the debtor has more than 3 creditors with priority unsecured claims, fill out and attach the Additional Page of Part 1.

	Total claim	Priority amount
2.1 Priority creditor's name and mailing address As of the petition filing date, the claim is: \$ _____ <i>Check all that apply.</i> ☐ Contingent ☐ Unliquidated ☐ Disputed Date or dates debt was incurred _____ Last 4 digits of account number _____ Basis for the claim: _____ Is the claim subject to offset? ☐ No ☐ Yes Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (____)		
2.2 Priority creditor's name and mailing address As of the petition filing date, the claim is: \$ _____ <i>Check all that apply.</i> ☐ Contingent ☐ Unliquidated ☐ Disputed Date or dates debt was incurred _____ Last 4 digits of account number _____ Basis for the claim: _____ Is the claim subject to offset? ☐ No ☐ Yes Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (____)		
2.3 Priority creditor's name and mailing address As of the petition filing date, the claim is: \$ _____ <i>Check all that apply.</i> ☐ Contingent ☐ Unliquidated ☐ Disputed Date or dates debt was incurred _____ Last 4 digits of account number _____ Basis for the claim: _____ Is the claim subject to offset? ☐ No ☐ Yes Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (____)		

Debtor

Berkshire Corner Properties, LLC
Name

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Case number (if known)

Part 2: List All Creditors with NONPRIORITY Unsecured Claims

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

		Amount of claim	
3.1	Nonpriority creditor's name and mailing address Bank of Millbrook 3263 Franklin Avenue POB AF Millbrook, NY, 12545	As of the petition filing date, the claim is: Check all that apply. ☐ Contingent ☐ Unliquidated ☒ Disputed Basis for the claim: Mortgage Date or dates debt was incurred _____ Last 4 digits of account number 6596	
	Is the claim subject to offset? ☒ No ☐ Yes	\$ 396,515.04	
3.2	Nonpriority creditor's name and mailing address Floods Spraying Service, Inc. 5992 North Elm Avenue Millerton, NY, 12546	As of the petition filing date, the claim is: Check all that apply. ☐ Contingent ☐ Unliquidated ☐ Disputed Basis for the claim: Suppliers or Vendors Date or dates debt was incurred _____ Last 4 digits of account number 6119	
	Is the claim subject to offset? ☒ No ☐ Yes	\$ 6,119.25	
3.3	Nonpriority creditor's name and mailing address Key Bank 135 Route 44 Millerton, NY, 12546	As of the petition filing date, the claim is: Check all that apply. ☐ Contingent ☐ Unliquidated ☐ Disputed Basis for the claim: Overdrawn Bank Account Date or dates debt was incurred 7/20/18 Last 4 digits of account number _____	
	Is the claim subject to offset? ☒ No ☐ Yes	\$ 909.26	
3.4	Nonpriority creditor's name and mailing address Taylor Oil 28 Tinkertown Road Dover Plains, NY, 12522	As of the petition filing date, the claim is: Check all that apply. ☐ Contingent ☐ Unliquidated ☐ Disputed Basis for the claim: Suppliers or Vendors Date or dates debt was incurred _____ Last 4 digits of account number _____	
	Is the claim subject to offset? ☒ No ☐ Yes	\$ 9,125.00	
3.5	Nonpriority creditor's name and mailing address Date or dates debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: Check all that apply. ☐ Contingent ☐ Unliquidated ☐ Disputed Basis for the claim: Is the claim subject to offset? ☐ No ☐ Yes	\$ _____
3.6	Nonpriority creditor's name and mailing address Date or dates debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: Check all that apply. ☐ Contingent ☐ Unliquidated ☐ Disputed Basis for the claim: Is the claim subject to offset? ☐ No ☐ Yes	\$ _____

Debtor

Berkshire Corner Properties, LLC
Name

Case number (if known)

Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims

5. Add the amounts of priority and nonpriority unsecured claims.

5a. Total claims from Part 1

5a. \$ 0.00

5b. Total claims from Part 2

5b. + \$ 412,668.55

5c. Total of Parts 1 and 2
Lines 5a + 5b = 5c.

5c. \$ 412,668.55

Total of claim amounts

Fill in this information to identify the case:

Debtor name Berkshire Corner Properties, LLC

United States Bankruptcy Court for the: Southern District of New York

Case number (if known): _____ Chapter 11

☐ Check if this is an amended filing

Official Form 206G

Schedule G: Executory Contracts and Unexpired Leases

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, numbering the entries consecutively.

1. Does the debtor have any executory contracts or unexpired leases?

- ☒ No. Check this box and file this form with the court with the debtor's other schedules. There is nothing else to report on this form.
- ☐ Yes. Fill in all of the information below even if the contracts or leases are listed on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B).

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.1

State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

2.2

State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

2.3

State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

2.4

State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

2.5

State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

Fill in this information to identify the case and this filing:

Debtor Name Berkshire Corner Properties, LLC
United States Bankruptcy Court for the: Southern District of New York
Case number (if known): _____

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud 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.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information 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)
- ☒ *Schedule H: Codebtors* (Official Form 206H)
- ☒ *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 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 07/20/2018
MM / DD / YYYY

X /s/ Patricia Flood

Signature of individual signing on behalf of debtor

Patricia Flood

Printed name

Managing Member

Position or relationship to debtor

Fill in this information to identify the case:

Debtor name Berkshire Corner Properties, LLC

United States Bankruptcy Court for the: Southern District of New York

Case number (if known): _____

☐ Check if this is an amended filing

Official Form 206H

Schedule H: Codebtors

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

1. Does the debtor have any codebtors?

☐ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.

☒ Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

Column 1: Codebtor		Column 2: Creditor	
Name	Mailing address	Name	Check all schedules that apply:
2.1 <u>Patricia Flood</u>	Patricia Flood 200 Beilke Road Millerton, NY, 12546	<u>Bank of Millbrook</u>	☐ D ☒ E/F ☐ G
2.2 <u>Thomas Flood</u>	Thomas Flood 200 Beilke Road Millerton, NY, 12546	<u>Bank of Millbrook</u>	☒ D ☐ E/F ☐ G
2.3 <u>Patricia Flood</u>	Patricia Flood 200 Beilke Road Millerton, NY, 12546	<u>Bank of Millbrook</u>	☒ D ☐ E/F ☐ G
2.4 <u>Patricia Flood</u>	Patricia Flood 200 Beilke Road Millerton, NY, 12546	<u>Bank of Millbrook</u>	☒ D ☐ E/F ☐ G
2.5 <u>Thomas Flood</u>	Thomas Flood 200 Beilke Road Millerton, NY, 12546	<u>Bank of Millbrook</u>	☒ D ☐ E/F ☐ G
2.6 <u>Patricia Flood</u>	Patricia Flood 200 Beilke Road Millerton, NY, 12546	<u>Bank of Millbrook</u>	☒ D ☐ E/F ☐ G

Debtor Berkshire Corner Properties, LLC
Name

Case number (if known) _____

Additional Page if Debtor Has More Codebtors

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

Column 1: Codebtor		Column 2: Creditor	
Name	Mailing address	Name	Check all schedules that apply:
2.7 <u>Thomas Flood</u>	Thomas Flood 200 Beilke Road Millerton, NY, 12546	<u>Bank of Millbrook</u>	☒ D ☐ E/F ☐ G
2.8 <u>Thomas Flood</u>	Thomas Flood 200 Bielke Road Millerton, NY, 12546	<u>Bank of Millbrook</u>	☒ D ☐ E/F ☐ G
2.9 <u>Patricia Flood</u>	Patricia Flood 200 Bielke Road Millerton, NY, 12546	<u>Bank of Millbrook</u>	☒ D ☐ E/F ☐ G
2.10 <u>Patricia Flood</u>	Patricia Flood 200 Beilke Road Millerton, NY, 12546	<u>Bank of Millbrook</u>	☒ D ☐ E/F ☐ G
2.11 <u>Thomas Flood</u>	Thomas Flood 200 Beilke Road Millerton, NY, 12546	<u>Bank of Millbrook</u>	☒ D ☐ E/F ☐ G
2.12 <u>Patricia Flood</u>	Patricia Flood 200 Beilke Road Millerton, NY, 12546	<u>Bank of Millbrook</u>	☒ D ☐ E/F ☐ G
2.13 <u>Thomas Flood</u>	Thomas Flood 200 Beilke Road Millerton, NY, 12546	<u>Bank of Millbrook</u>	☒ D ☐ E/F ☐ G
2.14 <u>Patricia Flood</u>	Patricia Flood 200 Bielke Road Millerton, NY, 12546	<u>Bank of Millbrook</u>	☒ D ☐ E/F ☐ G

Debtor Berkshire Corner Properties, LLC
Name

Case number (if known) _____

Additional Page if Debtor Has More Codebtors

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

Column 1: Codebtor		Column 2: Creditor	
Name	Mailing address	Name	Check all schedules that apply:
2.15 <u>Thomas Flood</u>	Thomas Flood 200 Bielke Road Millerton, NY, 12546	<u>Bank of Millbrook</u>	☒ D ☐ E/F ☐ G
2.16 <u>Patricia Flood</u>	Patricia Flood 200 Bielke Road Millerton, NY, 12546	<u>Bank of Millbrook</u>	☒ D ☐ E/F ☐ G
2.17 <u>Thomas Flood</u>	Thomas Flood 200 Bielke Road Millerton, NY, 12546	<u>Bank of Millbrook</u>	☒ D ☐ E/F ☐ G
2.18 <u>Patricia Flood</u>	Patricia Flood 200 Beilke Road Millerton, NY, 12546	<u>Bank of Millbrook</u>	☒ D ☐ E/F ☐ G
2.19 <u>Thomas Flood</u>	Thomas Flood 200 Beilke Road Millerton, NY, 12546	<u>Bank of Millbrook</u>	☒ D ☐ E/F ☐ G
2.20 <u>Patricia Flood</u>	Patricia Flood 200 Beilke Road Millerton, NY, 12546	<u>Bank of Millbrook</u>	☒ D ☐ E/F ☐ G
2.21 <u>Thomas Flood</u>	Thomas Flood 200 Beilke Road Millerton, NY, 12546	<u>Bank of Millbrook</u>	☒ D ☐ E/F ☐ G
2.22 <u>Thomas Flood</u>	Thomas Flood 200 Beilke Road Millerton, NY, 12546	<u>Bank of Millbrook</u>	☐ D ☒ E/F ☐ G

Fill in this information to identify the case:

Debtor name Berkshire Corner Properties, LLC

United States Bankruptcy Court for the: Southern District of New York

Case number (if known): _____

☐ Check if this is an amended filing

Official Form 207

Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy

04/16

The debtor must answer every question. 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).

Part 1: Income

1. Gross revenue from business

☐ None

Identify the beginning and ending dates of the debtor's fiscal year, which may be a calendar year			Sources of revenue Check all that apply	Gross revenue (before deductions and exclusions)
From the beginning of the fiscal year to filing date:	From <u>01/01/2018</u> MM/DD/YYYY	to Filing date	☒ Operating a business ☐ Other _____	\$ <u>61,200.00</u>
For prior year:	From <u>01/01/2017</u> MM/DD/YYYY	to <u>12/31/2017</u> MM/DD/YYYY	☒ Operating a business ☐ Other _____	\$ <u>129,620.00</u>
For the year before that:	From <u>01/01/2016</u> MM/DD/YYYY	to <u>12/31/2016</u> MM/DD/YYYY	☒ Operating a business ☐ Other _____	\$ <u>124,950.00</u>

2. Non-business revenue

Include revenue regardless of whether that revenue is taxable. *Non-business income* may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

☒ None

			Description of sources of revenue	Gross revenue from each source (before deductions and exclusions)
From the beginning of the fiscal year to filing date:	From _____ MM/DD/YYYY	to Filing date	_____	\$ _____
For prior year:	From _____ MM/DD/YYYY	to _____ MM/DD/YYYY	_____	\$ _____
For the year before that:	From _____ MM/DD/YYYY	to _____ MM/DD/YYYY	_____	\$ _____

Debtor Berkshire Corner Properties, LLC
Name

Case number (if known) _____

Part 2: List Certain Transfers Made Before Filing for Bankruptcy

3. Certain payments or transfers to creditors within 90 days before filing this case

List payments or transfers—including expense reimbursements—to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$6,425. (This amount may be adjusted on 4/01/19 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

☒ None

Creditor's name and address	Dates	Total amount or value	Reasons for payment or transfer <i>Check all that apply</i>
3.1. Creditor's name _____	_____ _____ _____	\$ _____	☐ Secured debt ☐ Unsecured loan repayments ☐ Suppliers or vendors ☐ Services ☐ Other _____
3.2. Creditor's name _____	_____ _____ _____	\$ _____	☐ Secured debt ☐ Unsecured loan repayments ☐ Suppliers or vendors ☐ Services ☐ Other _____

4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or cosigned by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$6,425. (This amount may be adjusted on 4/01/19 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. *Insiders* include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

☒ None

Insider's name and address	Dates	Total amount or value	Reasons for payment or transfer
4.1. Insider's name _____	_____ _____ _____	\$ _____	
Relationship to debtor _____			
4.2. Insider's name _____	_____ _____ _____	\$ _____	
Relationship to debtor _____			

Debtor

Berkshire Corner Properties, LLC

Name

Case number (if known)

5. Repossessions, foreclosures, and returns

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

☒ None

Creditor's name and address	Description of the property	Date	Value of property
5.1. Creditor's name			\$
5.2. Creditor's name			\$

6. Setoffs

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

☒ None

Creditor's name and address	Description of the action creditor took	Date action was taken	Amount
Creditor's name			\$

Last 4 digits of account number: XXXX-

Part 3: Legal Actions or Assignments

7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity—within 1 year before filing this case.

☐ None

Case title	Nature of case	Court or agency's name and address	Status of case
7.1. Bank of Millbrook v. Berkshire Corner Properties, LLC, Patricia Flood, Thomas Flood,	Foreclosure of Debtor's principals' home. Debtor is being sued on the note.	Supreme Court Dutchess County 10 Market Street Poughkeepsie, NY 12601	☒ Pending ☐ On appeal ☐ Concluded
Case number 2017-52220			
7.2. Bank of Millbrook v. Patricia Flood, Thomas Flood, Berkshire Corner Properties, LLC	Foreclosure of third position mor	Supreme Court Dutchess County 10 Market Street Poughkeepsie, NY 12601	☒ Pending ☐ On appeal ☐ Concluded
Case number 2018/50154			

Debtor Berkshire Corner Properties, LLC
Name _____

Case number (if known) _____

8. Assignments and receivership

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

☒ None

Custodian's name and address

Description of the property

Value

Custodian's name

\$ _____

Case title

Court name and address

Case number

Name

Date of order or assignment

Part 4: Certain Gifts and Charitable Contributions

9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000

☒ None

Recipient's name and address

Description of the gifts or contributions

Dates given

Value

9.1. Recipient's name

\$ _____

Recipient's relationship to debtor

9.2. Recipient's name

\$ _____

Recipient's relationship to debtor

Part 5: Certain Losses

10. All losses from fire, theft, or other casualty within 1 year before filing this case.

☒ None

Description of the property lost and how the loss occurred

Amount of payments received for the loss

Date of loss

Value of property lost

If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received.

List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property).

\$ _____

Debtor

Berkshire Corner Properties, LLC

Name

Case number (if known)

Part 6: Certain Payments or Transfers

11. Payments related to bankruptcy

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

☐ None

	Who was paid or who received the transfer?	If not money, describe any property transferred	Dates	Total amount or value
11.1.	Bethany A. Ralph	Payment by check	03/15/2018, 7/21	\$ 10,055.00
	Address 3294 East Main Street POB 7 Amenia, NY 12501-0007			
	Email or website address BRalph2@aol.com			
	Who made the payment, if not debtor? Patricia Flood			

	Who was paid or who received the transfer?	If not money, describe any property transferred	Dates	Total amount or value
11.2.	Genova & Malin	Payment by check	09/2018	\$ 5,000.00
	Address 1611 Route 9 Wappingers Falls, NY 12590			
	Email or website address			
	Who made the payment, if not debtor?			

12. Self-settled trusts of which the debtor is a beneficiary

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.

Do not include transfers already listed on this statement.

☒ None

Name of trust or device	Describe any property transferred	Dates transfers were made	Total amount or value
			\$
Trustee			

Debtor Berkshire Comer Properties, LLC
Name

Case number (if known) _____

13. Transfers not already listed on this statement

List any transfers of money or other property—by sale, trade, or any other means—made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

☒ None

Who received transfer?	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
------------------------	--	------------------------	-----------------------

13.1. _____ \$ _____

Address _____

Relationship to debtor _____

Who received transfer? _____

\$ _____

13.2. _____

Address _____

Relationship to debtor _____

Part 7: Previous Locations

14. Previous addresses

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

☒ Does not apply

Address _____

Dates of occupancy

14.1. From _____ To _____

14.2. From _____ To _____

Debtor Berkshire Corner Properties, LLC
Name

Case number (if known) _____

Part 8: Health Care Bankruptcies

15. Health Care bankruptcies

Is the debtor primarily engaged in offering services and facilities for:

- diagnosing or treating injury, deformity, or disease, or
- providing any surgical, psychiatric, drug treatment, or obstetric care?

☒ No. Go to Part 9.

☐ Yes. Fill in the information below.

Facility name and address

Nature of the business operation, including type of services the debtor provides

If debtor provides meals and housing, number of patients in debtor's care

15.1.

Facility name

Location where patient records are maintained (if different from facility address). If electronic, identify any service provider.

How are records kept?

Check all that apply:

- ☐ Electronically
☐ Paper

Facility name and address

Nature of the business operation, including type of services the debtor provides

If debtor provides meals and housing, number of patients in debtor's care

15.2.

Facility name

Location where patient records are maintained (if different from facility address). If electronic, identify any service provider.

How are records kept?

Check all that apply:

- ☐ Electronically
☐ Paper

Part 9: Personally Identifiable Information

16. Does the debtor collect and retain personally identifiable information of customers?

☒ No.

☐ Yes. State the nature of the information collected and retained. _____

Does the debtor have a privacy policy about that information?

- ☐ No
☐ Yes

17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b), or other pension or profit-sharing plan made available by the debtor as an employee benefit?

☒ No. Go to Part 10.

Yes. Does the debtor serve as plan administrator?

- ☐ No. Go to Part 10.
☐ Yes. Fill in below:

Name of plan

Employer identification number of the plan

EIN: _____

Has the plan been terminated?

- ☐ No
☐ Yes

Debtor

Berkshire Comer Properties, LLC
Name

Case number (if known)

Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units

18. Closed financial accounts

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred?

Include checking, savings, money market, or other financial accounts; certificates of deposit; and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

☒ None

	Financial institution name and address	Last 4 digits of account number	Type of account	Date account was closed, sold, moved, or transferred	Last balance before closing or transfer
18.1.	Name	XXXX-	☐ Checking ☐ Savings ☐ Money market ☐ Brokerage ☐ Other		\$
18.2.	Name	XXXX-	☐ Checking ☐ Savings ☐ Money market ☐ Brokerage ☐ Other		\$

19. Safe deposit boxes

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

☒ None

Depository institution name and address	Names of anyone with access to it	Description of the contents	Does debtor still have it?
Name			☐ No ☐ Yes
Address			

20. Off-premises storage

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

☒ None

Facility name and address	Names of anyone with access to it	Description of the contents	Does debtor still have it?
Name			☐ No ☐ Yes
Address			

Debtor Berkshire Comer Properties, LLC
Name

Case number (if known) _____

Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own

21. Property held for another

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

☒ None

Owner's name and address	Location of the property	Description of the property	Value
Name			\$

Part 12: Details About Environmental Information

For the purpose of Part 12, the following definitions apply:

- *Environmental law* means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).
- *Site* means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.
- *Hazardous material* means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.

Report all notices, releases, and proceedings known, regardless of when they occurred.

22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law? Include settlements and orders.

☒ No

☐ Yes. Provide details below.

Case title	Court or agency name and address	Nature of the case	Status of case
Case number	Name		☐ Pending ☐ On appeal ☐ Concluded

23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?

☒ No

☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
Name	Name		

Debtor Berkshire Corner Properties, LLC
Name _____

Case number (if known) _____

24. Has the debtor notified any governmental unit of any release of hazardous material?

- ☒ No
☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
Name _____	Name _____	_____	_____

Part 13: Details About the Debtor's Business or Connections to Any Business

25. Other businesses in which the debtor has or has had an interest

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

- ☒ None

	Business name and address	Describe the nature of the business	Employer Identification number Do not include Social Security number or ITIN.
25.1.	Name _____		EIN: _____ Dates business existed From _____ To _____
25.2.	Business name and address Name _____	Describe the nature of the business	Employer Identification number Do not include Social Security number or ITIN. EIN: _____ Dates business existed From _____ To _____
25.3.	Business name and address Name _____	Describe the nature of the business	Employer Identification number Do not include Social Security number or ITIN. EIN: _____ Dates business existed From _____ To _____

Debtor

Berkshire Corner Properties, LLC

Name

Case number (if known)

26. Books, records, and financial statements

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

☒ None

Name and address

Dates of service

26a.1.

Name

From

To

Name and address

Dates of service

26a.2.

Name

From

To

26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

☐ None

Name and address

Dates of service

26b.1.

Gina Mann, EA

Name

2863 Route 9D, Wappingers Falls, NY 12590

From 01/01/2018

To 06/22/2018

Name and address

Dates of service

26b.2.

Name

From

To

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

☐ None

Name and address

If any books of account and records are unavailable, explain why

26c.1.

Patricia Flood

Name

200 Bielke Road, Millerton, NY 12546

Debtor Berkshire Corner Properties, LLC
Name _____

Case number (if known) _____

Name and address

If any books of account and records are
unavailable, explain why

26c.2.

Name _____

26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

☒ None

Name and address

26d.1.

Name _____

Name and address

26d.2.

Name _____

27. Inventories

Have any inventories of the debtor's property been taken within 2 years before filing this case?

☒ No

☐ Yes. Give the details about the two most recent inventories.

Name of the person who supervised the taking of the inventory

**Date of
inventory**

**The dollar amount and basis (cost, market, or
other basis) of each inventory**

\$ _____

Name and address of the person who has possession of inventory records

27.1.

Name _____

Debtor

Berkshire Corner Properties, LLC

Name

Case number (if known)

Name of the person who supervised the taking of the inventory

Date of
Inventory

The dollar amount and basis (cost, market, or
other basis) of each inventory

\$

Name and address of the person who has possession of inventory records

27.2.

Name

28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.

Name	Address	Position and nature of any interest Member	% of interest, if any
Thomas Flood	200 Bielke Road, Millerton, NY 12546		50%
Patricia Flood	200 Bielke Road, Millerton, NY 12546	Member and Managing Member	50%

29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?

☒ No

☐ Yes. Identify below.

Name	Address	Position and nature of any interest	Period during which position or interest was held
			To
			To
			To
			To

30. Payments, distributions, or withdrawals credited or given to insiders

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

☒ No

☐ Yes. Identify below.

Name and address of recipient	Amount of money or description and value of property	Dates	Reason for providing the value
30.1. Name			
Relationship to debtor			

Debtor Berkshire Corner Properties, LLC
Name

Case number (if known) _____

Name and address of recipient _____

30.2

Name _____

Relationship to debtor _____

31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?

☒ No

☐ Yes. Identify below.

Name of the parent corporation _____

Employer identification number of the parent corporation

EIN: _____

32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?

☒ No

☐ Yes. Identify below.

Name of the pension fund _____

Employer identification number of the pension fund

EIN: _____

Part 14: Signature and Declaration

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud 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.

I have examined the information in this *Statement of Financial Affairs* and any attachments 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 07/20/2018
MM / DD / YYYY

X

/s/ Patricia Flood

Printed name Patricia Flood

Signature of individual signing on behalf of the debtor

Position or relationship to debtor Managing Member

Are additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy* (Official Form 207) attached?

☐ No

☒ Yes

Debtor Name Berkshire Corner Properties, LLC

Case number *(if known)* _____

Continuation Sheet for Official Form 207

7) Legal Actions

Bank of Millbrook v. Berkshire Corner Properties, LLC, Thomas Flood,
Patricia Flood

LLI-CV-17-6016858-S

Foreclosure

State of Connecticut Superior Court

50 Field Street, Torrington, CT 06790

Pending

Bank of Millbrook v. Berkshire Corner Properties, LLC, Thomas Flood,
Patricia Flood

LLI-CV-18-6017351-S

Foreclosure

State of Connecticut Superior Court

50 Field Street, Torrington, CT 06790

Pending

United States Bankruptcy Court

IN RE:

Case No. _____

Berkshire Corner Properties, LLC

Chapter 11 _____

LIST OF EQUITY SECURITY HOLDERS

Registered name and last known address of security holder	Shares (Or Percentage)	Security Class (or kind of interest)
Thomas Flood 200 Bielke Road, Millerton, NY 12546	50%	Other (Member)
Patricia Flood 200 Bielke Road, Millerton, NY 12546	50%	Managing member

Bank of Millbrook
3263 Franklin Avenue
POB AF
Millbrook, NY 12545

Thomas Flood
200 Bielke Road
Millerton
NY 12546

Corbally, Gartland & Rappleyea, LLP
35 Market Street
Poughkeepsie, NY 12601

Thomas Flood
200 Beilke Road
Millerton, NY 12546

Floods Spraying Service, Inc.
5992 North Elm Avenue
Millerton, NY 12546

Thomas Flood
200 Bielke Road
Millerton, NY 12546

Goldman Gruder Woods LLC
105 Technology Drive
Trumbull, CT 06611

Town of North East
Lisa Cope Tax Collector
19 North Maple Avenue
Millerton, NY 12546

Key Bank
135 Route 44
Millerton, NY 12546

Town of Salisbury
Assessor
POB 548
Salisbury, CT 06068

Patricia Flood
200 Beilke Road
Millerton, NY 12546

Village of Millerton
POB 528
Millerton, NY 12546

Patricia Flood
200 Bielke Road
Millerton, NY 12546

Webutuck Central School District
c/o Emma Jaromin
418 Sinpatch Road
Wassaic, NY 12592

Patricia Flood
200 Bielke Road
Millerton
NY 12546

Taylor Oil
28 Tinkertown Road
Dover Plains, NY 12522

United States Bankruptcy Court
Southern District of New York

In re: Berkshire Corner Properties, LLC

Case No.

Chapter 11

Debtor(s)

Verification of Creditor Matrix

The above-named Debtor(s) hereby verify that the attached list of creditors is true and correct to the best of their knowledge.

Date: 07/20/2018

/s/ Patricia Flood

Signature of Individual signing on behalf of debtor

Managing Member

Position or relationship to debtor

United States Bankruptcy Court

Southern District of New York

In re Berkshire Corner Properties, LLC

Case No. _____

Debtor

Chapter ¹¹ _____

DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR

1. Pursuant to 11 U.S.C. § 329(a) and Fed. Bankr. P. 2016(b), I certify that I am the attorney for the above named debtor(s) and that compensation paid to me within one year before the filing of the petition in bankruptcy, or agreed to be paid to me, for services rendered or to be rendered on behalf of the debtor(s) in contemplation of or in connection with the bankruptcy case is as follows:

☐ FLAT FEE

For legal services, I have agreed to accept \$ _____

Prior to the filing of this statement I have received. \$ _____

Balance Due. \$ _____

☒ RETAINER

For legal services, I have agreed to accept a retainer of \$ 10,000.00

The undersigned shall bill against the retainer at an hourly rate of \$ 300.00

[Or attach firm hourly rate schedule.] Debtor(s) have agreed to pay all Court approved fees and expenses exceeding the amount of the retainer.

2. The source of the compensation paid to me was:

☐ Debtor ☒ Other (specify) Patricia Flood

3. The source of compensation to be paid to me is:

☒ Debtor ☐ Other (specify)

4. ☒ I have not agreed to share the above-disclosed compensation with any other person unless they are members and associates of my law firm.

☐ I have agreed to share the above-disclosed compensation with a other person or persons who are not members or associates of my law firm. A copy of the Agreement, together with a list of the names of the people sharing the compensation is attached.

5. In return of the above-disclosed fee, I have agreed to render legal service for all aspects of the bankruptcy case, including:

- Analysis of the debtor's financial situation, and rendering advice to the debtor in determining whether to file a petition in bankruptcy;
- Preparation and filing of any petition, schedules, statements of affairs and plan which may be required;
- Representation of the debtor at the meeting of creditors and confirmation hearing, and any adjourned hearings thereof;

B2030 (Form 2030) (12/15)

d. [Other provisions as needed]
Services necessary and appropriate to proceed under Chapter 11

6. By agreement with the debtor(s), the above-disclosed fee does not include the following services:
Matters outside of Bankruptcy Court are excluded

CERTIFICATION

I certify that the foregoing is a complete statement of any agreement or arrangement for payment to me for representation of the debtor(s) in this bankruptcy proceeding.

07/20/2018

/s/ Bethany Ralph, BR4238

Date

Signature of Attorney

Law Office of Bethany A. Ralph

Name of law firm

3294 East Main Street
POB 7
Amenia, NY 12501
bralph2@aol.com

BETHANY A. RALPH
Attorneys for the Debtor
3294 East Main Street
P.O. Box 7
Amenia, New York 12501-0007
(845) 373-4000
Bethany A. Ralph, Esq. (BR4238)

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK
POUGHKEEPSIE DIVISION

-----X
IN RE:

BERKSHIRE CORNER PROPERTIES, LLC,

Chapter 11

Case No.: 18-

-cgm

Debtor.

-----X

STATE OF NEW YORK)
):SS
COUNTY OF DUTCHESS)

PATRICIA FLOOD, being duly sworn, deposes and says:

(a) 1. I am the managing member of Berkshire Corner Properties, LLC, the debtor herein ("Debtor"). I make this Affidavit pursuant to Local Rule 1007-2 of United States Bankruptcy Court for the Southern District of New York. The nature of Debtor's business is owning and renting real estate. The circumstances that led to the filing of this petition under Chapter 11 are that the Debtor was unable to make its mortgage payments because it was required to make certain capital repairs to the real estate, and foreclosure actions are now pending.

2. There is no other or prior Bankruptcy Proceedings other than that of this Chapter 11 petition.

3. There was no committee organized prior to the order for relief in this Chapter 11 case.

4. See Form 204 annexed to petition for information with respect to the holders of the twenty (20) largest unsecured claims, excluding insiders.

5. See Schedule A annexed hereto for information with respect to the holders of the five (5) largest secured claims.

6. See Schedule B annexed hereto for a summary of the Debtor's assets and liabilities.

7. The Debtor has no publicly held securities.

8. None of the Debtor's property is in the possession or custody of any custodian, public officer, mortgagee, pledgee, assignee of rents or secured creditor, except for rents collected by Bank of Millbrook from Elyse Harney Real Estate, tenant of 50 Main Street, Millerton, NY for the last several years (\$2,250 per month).

9. Debtor's business is operated from the home of its principals at 200 Beilke Road, Millerton, NY.

10. Debtor's substantial assets are the real estate located in Millerton, NY and Lakeville, CT. (See No. 6) Debtor's books and records are located at 5992 N. Elm Avenue, Millerton, NY and 200 Beilke Road, Millerton, NY.

11. The nature and status of each action pending against the Debtor are shown in the Debtor's Statement of Financial Affairs, #7. There is a "Law Day" on July 23, 2018, whereby 69 Millerton Road, Lakeville, CT would have been taken by the mortgagee in strict foreclosure but for the filing of this petition.

- (b) 1. Debtor's managing member is Patricia Flood, who operates the business. Patricia Flood has been with the Debtor since its inception in 2014. Relevant responsibilities are collecting rents, keeping the books, and managing the real estate; relevant experience is office manager of Flood Spraying Service, Inc.
2. No payments to the managing member or members are planned for the next 30 days.
3. No financial or business consultant has been retained by the Debtor.
4. See Schedule C for the Debtor's estimated cash flow for the thirty (30) day period following the filing of this petition.

s/ Patricia Flood
Patricia Flood

Sworn to before me this
20th day of July, 2018

Notary Public

SCHEDULE A -- Berkshire Corner Properties Five (5) Largest Secured Claim Holders

Creditor	Nature of Claim	Collateral	Value of Collateral	Amount of Claim	Disputed
Bank of Millbrook 3263 Franklin Avenue Millbrook, NY 12545	Mortgage	50 Main Street 76 Main Street 44-40 South Center St. 17-21 Park Street 63 Millerton Road 69 Millerton Road 200 Beilke Road (not owned by debtor)	\$438,700.00 \$223,000.00 \$351,400.00 \$269,800.00 \$274,275.00 \$331,857.00 \$468,200.00	\$905,811.63	No
Town of North East Lisa Cope, Tax Collector 19 North Maple Avenue Millerton, NY 12546	Mortgage	50 Main Street 76 Main Street 44-40 South Center St. 17-21 Park Street 63 Millerton Road 69 Millerton Road 200 Beilke Road (not owned by debtor)	\$438,700.00 \$223,000.00 \$351,400.00 \$269,800.00 \$274,275.00 \$331,857.00 \$468,200.00	\$191,569.39	No
	Mortgage	69 Millerton Road	\$331,857.00	\$200,430.51	No
	Mortgage	50 Main Street	\$438,700.00	\$396,515.04	Yes - wholly unsecured
	Property Tax	44-50 South Center St. 50 Main Street	\$351,400.00 \$438,700.00	\$6,814.98 \$8,508.06	No No

Village of Millerton PO Box 538 Millerton, NY 12546	Property Tax	17-21 Park Street 44-50 South Center St. 50 Main Street 76 Main Street	\$269,800.00 \$351,400.00 \$438,700.00 \$223,000.00	\$3,213.45 \$3,080.46 \$4,323.10 \$2,177.96	No No No No
Webutuck Central School District c/o Emma Jaromin 418 Sinpatch Road Wassaic, NY 12592	School Tax	44-50 South Center St. 44-50 South Center St. 76 Main Street	\$351,400.00 \$223,000.00	\$4,315.41 \$5,387.51 \$2,738.58	No No No
Town of Salisbury Assessor PO Box 548 Salisbury, CT 06068	Property Tax	63 Millerton Road 69 Millerton Road 69 Millerton Road	\$274,275.00 \$331,857.00	\$1,627.20 \$2,160.95 \$2,625.00	No No No

*Beilke Road not owned by debtor

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SCHEDULE B -- Berkshire Corner Properties Assets and Liabilities

Claimant	Amount of Claim
Bank of Millbrook 3263 Franklin Avenue Millbrook, NY 12545 Mortgages	\$905,811.63 \$191,569.39 \$200,430.51 \$396,515.04
Town of North East Lisa Cope, Tax Collector 19 North Maple Avenue Millerton, NY 12546	\$6,814.98 \$8,508.06
Village of Millerton PO Box 538 Millerton, NY 12546	\$3,213.45 \$3,080.46 \$4,323.10 \$2,177.96
Webutuck Central School District c/o Emma Jaromin 418 Sinpatch Road Wassaic, NY 12592	\$4,315.41 \$5,387.51 \$2,738.58
Town of Salisbury Assessor PO Box 548 Salisbury, CT 06068	\$1,627.20 \$2,160.95 \$2,625.00
Miscellaneous	\$16,153.51
Total Liabilities	\$1,757,452.74

Assets	Value of Asset
50 Main Street 76 Main Street 44-40 South Center St. 17-21 Park Street 63 Millerton Road 69 Millerton Road 200 Beilke Road (not owned by debtor)	\$438,700.00 \$223,000.00 \$351,400.00 \$269,800.00 \$274,275.00 \$331,857.00 \$468,200.00
Total Assets	\$2,357,232.00

Schedule C - Berkshire Corner Properties Projected Monthly Income & Expenses for July 20-August 20, 2018

44 South Center Street	
Income	Expenses
\$4,800.00	
	\$271.67
	\$490.00
	\$89.53
	\$92.31
TOTAL	\$943.51

50 Main Street		69 Millerton Road	
Income	Expenses	Income	Expenses
\$2,200.00		\$800.00	
	\$271.67		\$458.27
	\$490.00		\$490.00
	\$0.00		\$0.00
	\$217.00		\$90.00
\$2,200.00	\$978.67	\$800.00	\$1,038.27

63 Millerton Road	
Income	Expenses
\$0.00	
	\$196.40
	\$490.00
	\$0.00
	\$75.00
TOTAL	\$761.40

76 Main Street		17-19 Park Street	
Income	Expenses	Income	Expenses
\$2,150.00		\$1,900.00	
	\$165.42		\$165.42
	\$367.00		\$367.00
	\$0.00		\$89.53
	\$380.60		\$177.16
\$2,150.00	\$913.02	\$1,900.00	\$799.11

Total Rent - All Buildings	\$11,850.00
-----------------------------------	--------------------

Total Expenses - All Buildings	\$5,433.98
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