B1 (Official Form 1)(4/10)						-		
United States Bankruptcy Co Southern District of Ohio				ourt Voluntary Petition			ry Petition	
Name of Debtor (if individual, enter Last, First Athens Investors, LLC	Name of Debtor (if individual, enter Last, First, Middle): Athens Investors, LLC			of Joint De	ebtor (Spouse) (Last, First,	Middle):	
All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names): DBA Baymont Inn & Suites- Athens				All Other Names used by the Joint Debtor in the last 8 years (include married, maiden, and trade names):				
Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all) 20-5350305				Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all)				
Street Address of Debtor (No. and Street, City, and State): 20 Home Street Athens, OH 			Street	Street Address of Joint Debtor (No. and Street, City, and State): ZIP Code				
County of Residence or of the Principal Place of Athens		5701	Count	y of Reside	ence or of the	Principal Pla	ce of Business:	I
Mailing Address of Debtor (if different from street address): Lodging First 4900 Blazer Parkway Dublin, OH ZIP Code 43017			Mailin	g Address	of Joint Debt	or (if differen	t from street addre	ZIP Code
Location of Principal Assets of Business Debto (if different from street address above):	r							
Type of Debtor (Form of Organization) (Check one box) Individual (includes Joint Debtors) See Exhibit D on page 2 of this form. Corporation (includes LLC and LLP) Partnership Other (If debtor is not one of the above entities, check this box and state type of entity below.)	Nature of Business (Check one box) Health Care Business Single Asset Real Estate as defined in 11 U.S.C. § 101 (51B) Railroad Stockbroker Commodity Broker Clearing Bank Other Tax-Exempt Entity		efined	□ Chapt □ Chapt □ Chapt □ Chapt □ Chapt	the 1 er 7 er 9 er 11 er 12	Petition is Fil Ch of Ch of Nature	tcy Code Under V ed (Check one box apter 15 Petition fo a Foreign Main Pro apter 15 Petition fo a Foreign Nonmair of Debts one box)) or Recognition occeeding or Recognition
Check box, if applicable) □ Debtor is a tax-exempt organi under Title 26 of the United S Code (the Internal Revenue C		tates "incurred by an individual primarily for						
 Filing Fee to be paid in installments (applicable to individuals only). Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b). See Official Form 3A. Filing Fee waiver requested (applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B. 			chapter 11 Debtors tor is a small business debtor as defined in 11 U.S.C. § 101(51D). tor is not a small business debtor as defined in 11 U.S.C. § 101(51D). tor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) tess than \$2,343,300 (amount subject to adjustment on 4/01/13 and every three years thereafter). applicable boxes: lan is being filed with this petition. eptances of the plan were solicited prepetition from one or more classes of creditors, ccordance with 11 U.S.C. § 1126(b).					
Statistical/Administrative Information *** Robert J. Morje 0020210 *** THIS SPACE IS FOR COURT USE ONLY Debtor estimates that funds will be available for distribution to unsecured creditors. Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors. THIS SPACE IS FOR COURT USE ONLY								
Estimated Number of Creditors 1- 50- 100- 200- 49 99 199 999 Estimated Number of Creditors	1,000- 5,001-] 5,001- 0,000	□ 50,001- 100,000	OVER 100,000			
Estimated Assets S0 to \$\$50,001 to \$\$100,001 to \$\$500,001 to \$\$500,001 to \$\$100,001 to \$\$100,000 to \$\$10	\$1,000,001 \$10,000,001 \$ to \$10 to \$50 t	to \$100 to] 100,000,001 \$500 illion	5500,000,001 to \$1 billion	More than \$1 billion			
Estimated Liabilities Image: Stress of the stress	\$1,000,001 \$10,000,001 \$ to \$10 to \$50 t	to \$100 to] 100,000,001 \$500 illion	5500,000,001 to \$1 billion	More than \$1 billion			

B1 (Official For	m 1)(4/10)		Page 2		
Voluntar	y Petition	Name of Debtor(s): Athens Investors, LLC			
(This page mu	st be completed and filed in every case)	Athens investors, LLC			
	All Prior Bankruptcy Cases Filed Within Last	t 8 Years (If more than two, at	tach additional sheet)		
Location Where Filed:		Case Number:	Date Filed:		
Location Where Filed:		Case Number:	Date Filed:		
Pe	Pending Bankruptcy Case Filed by any Spouse, Partner, or Affiliate of this Debtor (If more than one, attach additional sh				
Name of Debto - None -	or:	Case Number:	Date Filed:		
District:		Relationship:	Judge:		
	Exhibit A	(To be completed if debter is an ir	Exhibit B		
forms 10K as pursuant to S and is reques	 (To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.) Exhibit A is attached and made a part of this petition. (To be completed if debtor is an individual whose debts are primarily consumer debts.) I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I delivered to the debtor the notice required by 11 U.S.C. §342(b). X Signature of Attorney for Debtor(s) (Date)				
	Ext	l nibit C			
	or own or have possession of any property that poses or is alleged to Exhibit C is attached and made a part of this petition.	pose a threat of imminent and iden	ntifiable harm to public health or safety?		
		nibit D			
-	leted by every individual debtor. If a joint petition is filed, ea D completed and signed by the debtor is attached and made		attach a separate Exhibit D.)		
If this is a joi	nt petition: D also completed and signed by the joint debtor is attached a	and made a part of this petition			
	Information Regardin	ig the Debtor - Venue			
	(Check any ap	oplicable box)			
	Debtor has been domiciled or has had a residence, 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.				
	There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.				
	Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in a federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District.				
Certification by a Debtor Who Resides as a Tenant of Residential Property					
	(Check all applicable boxes) Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.) 				
(Name of landlord that obtained judgment)					
	(Address of landlord)				
	Debtor claims that under applicable nonbankruptcy law, the entire monetary default that gave rise to the judgment				
	Debtor has included in this petition the deposit with the co after the filing of the petition.	urt of any rent that would beco	ome due during the 30-day period		

Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(l)).

Voluntary Petition	Name of Debtor(s):
·	Athens Investors, LLC
This page must be completed and filed in every case)	natures
Signature(s) of Debtor(s) (Individual/Joint)	Signature of a Foreign Representative
I declare under penalty of perjury that the information provided in this petition is true and correct. [If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7. [If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. §342(b).	 I declare under penalty of perjury that the information provided in this petitio is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition. (Check only one box.) □ I request relief in accordance with chapter 15 of title 11. United States Coor Certified copies of the documents required by 11 U.S.C. §1515 are attached
I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.	Pursuant to 11 U.S.C. §1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.
v	X
Signature of Debtor	Signature of Foreign Representative
-	
Signature of Joint Debtor	Printed Name of Foreign Representative
Signature of Joint Debior	Data
Telephone Number (If not represented by attorney)	Date
relephone Number (If not represented by attorney)	Signature of Non-Attorney Bankruptcy Petition Preparer
Date	I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for
Signature of Attorney*	compensation and have provided the debtor with a copy of this document
Signature of Attorney	and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342(b); and, (3) if rules or guidelines have been promulgated
/s/ Robert J. Morje	pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services
Signature of Attorney for Debtor(s)	chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a
Robert J. Morje 0020210	debtor or accepting any fee from the debtor, as required in that section.
Printed Name of Attorney for Debtor(s)	Official Form 19 is attached.
<u>Decker, Vonau, Seguin, Lackey & Viets Co. LPA</u> Firm Name 620 East Broad Street Columbus, OH 43215	Printed Name and title, if any, of Bankruptcy Petition Preparer Social-Security number (If the bankrutpcy petition preparer is not an individual, state the Social Security number of the officer, principal, responsible person or partner of the bankruptcy petition
Address	preparer.)(Required by 11 U.S.C. § 110.)
Email: rmorje@DVSLV.com 614 242-4242 Fax: 614 242-4243	
Telephone Number	
June 25, 2010	
Date	Address
*In a case in which § 707(b)(4)(D) applies, this signature also constitutes a certification that the attorney has no knowledge after an inquiry that the information in the schedules is incorrect.	X
Signature of Debtor (Corporation/Partnership)	Date
I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition	Signature of Bankruptcy Petition Preparer or officer, principal, responsible person, or partner whose Social Security number is provided above.
on behalf of the debtor. The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.	Names and Social-Security numbers of all other individuals who prepared assisted in preparing this document unless the bankruptcy petition preparer not an individual:
/s/ Peter Coratola	
Signature of Authorized Individual	
Peter Coratola	If more than one person prepared this document attach additional charts
Printed Name of Authorized Individual	If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.
Managing Member	A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in
Title of Authorized Individual	fines or imprisonment or both 11 U.S.C. §110; 18 U.S.C. §156.
June 25, 2010	
Date	

United States Bankruptcy Court Southern District of Ohio

In re Athens Investors, LLC

Debtor(s)

Case No. Chapter 11

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

Following is the list of the debtor's creditors holding the 20 largest unsecured claims. The list is prepared in accordance with Fed. R. Bankr. P. 1007(d) for filing in this chapter 11 [*or* chapter 9] case. The list does not include (1) persons who come within the definition of "insider" set forth in 11 U.S.C. § 101, or (2) secured creditors unless the value of the collateral is such that the unsecured deficiency places the creditor among the holders of the 20 largest unsecured claims. If a minor child is one of the creditors holding the 20 largest unsecured claims, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See 11 U.S.C. § 112; Fed. R. Bankr. P. 1007(m).

(1)	(2)	(3)	(4)	(5)
Name of creditor and complete mailing address including zip code	Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted	Nature of claim (trade debt, bank loan, government contract, etc.)	Indicate if claim is contingent, unliquidated, disputed, or subject to setoff	Amount of claim [if secured, also state value of security]
Arnott, Barbara 52748 Rice Run Road Coolville, OH 45723	Arnott, Barbara 52748 Rice Run Road Coolville, OH 45723	Payroll		Unknown
Arocho, Collin 7140 Selby Rd Lot 12 Athens, OH 45701	Arocho, Collin 7140 Selby Rd Lot 12 Athens, OH 45701	Payroll		Unknown
Baymont Francise Systems Inc 14227 Collections Dr. Chicago, IL 60693	Baymont Francise Systems Inc 14227 Collections Dr. Chicago, IL 60693	Franchise Agreement		101,813.00
Citizens Bank, Successor by Merger of Republic Bank 328 South Saginaw Street Flint, MI 48502	Citizens Bank, Successor by Merger of Republic Bank 328 South Saginaw Street Flint, MI 48502	20 Home Street, Athens		3,320,000.00 (2,000,000.00 secured)
Courtesy Products LLC PO 17488 Saint Louis, MO 63178-7488	Courtesy Products LLC PO 17488 Saint Louis, MO 63178-7488	supplies		110.90
Crown Point Consulting 2041 Riverside Drive # 201 Columbus, OH 43221	Crown Point Consulting 2041 Riverside Drive # 201 Columbus, OH 43221	accounting services		1,500.00
Culligan of Athens 28 1/2 Palmer St Athens, OH 45701	Culligan of Athens 28 1/2 Palmer St Athens, OH 45701	services/supplies		88.07
Ecolab PO Box 905327 Charlotte, NC 28290-5327	Ecolab PO Box 905327 Charlotte, NC 28290-5327	Services/ Supplies		1,091.00
Erie Insurance Group 100 Erie Insurance Place Erie, PA 16530	Erie Insurance Group 100 Erie Insurance Place Erie, PA 16530	Insurance		2,216.00
Final Touch Landscaping and Lawn Care PO Box 207 Glouster, OH 45732	Final Touch Landscaping and Lawn Care PO Box 207 Glouster, OH 45732	Services/ Supplies		674.00
HD Supply Facilities Mgmt PO Box 509058 San Diego, CA 92150-9058	HD Supply Facilities Mgmt PO Box 509058 San Diego, CA 92150-9058	Services/ Supplies		405.73

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Case No.

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

Debtor(s)

(Continuation Sheet)

(1)	(2)	(3)	(4)	(5)
Name of creditor and complete mailing address including zip code	Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted	Nature of claim (trade debt, bank loan, government contract, etc.)	Indicate if claim is contingent, unliquidated, disputed, or subject to setoff	Amount of claim [if secured, also state value of security]
Heartland Food Products Inc. 1900 West 47th PI #302 Mission, KS 66205-1868	Heartland Food Products Inc. 1900 West 47th PI #302 Mission, KS 66205-1868	Services/ Supplies		53.50
Lodging First LLC 4900 Blazer Parkway Dublin, OH 43017	Lodging First LLC 4900 Blazer Parkway Dublin, OH 43017	Management services		234.54
MSI 7600 North 15th St #250 Phoenix, AZ 85020-4327	MSI 7600 North 15th St #250 Phoenix, AZ 85020-4327	Services/ Supplies		568.44
Nauman Outdoor Advertising PO Box 726 Lancaster, OH 43130	Nauman Outdoor Advertising PO Box 726 Lancaster, OH 43130	Adverising services		775.00
Peoples Bank National Association 845 Wheeling Avenue Cambridge, OH 43725	Peoples Bank National Association 845 Wheeling Avenue Cambridge, OH 43725	20 Home Street, Athens		1,000,000.00 (2,000,000.00 secured) (3,320,000.00 senior lien)
Service Telecommunications Inc. PO Box 810 Proctorville, OH 45669	Service Telecommunications Inc. PO Box 810 Proctorville, OH 45669	Services/ Supplies		500.00
Staples Dpt DET PO 83689 Chicago, IL 60696-3689	Staples Dpt DET PO 83689 Chicago, IL 60696-3689	Services/ Supplies		334.00
Sysco Central Ohio PO Box 44466 Columbus, OH 43204	Sysco Central Ohio PO Box 44466 Columbus, OH 43204	Services/ Supplies		1,758.00
Terminex Processing Ctr. PO 742592 Cincinnati, OH 45274-2592	Terminex Processing Ctr. PO 742592 Cincinnati, OH 45274-2592	Services/ Supplies		149.45

ON BEHALF OF A CORPORATION OR PARTNERSHIP

I, the Managing Member of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing list and that it is true and correct to the best of my information and belief.

Date June 25, 2010

Signature /s/ Peter Coratola

Peter Coratola Managing Member

Penalty for making a false statement or concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both. 18 U.S.C. §§ 152 and 3571.

United States Bankruptcy Court Southern District of Ohio

In re

Athens Investors, LLC

Debtor

Case No.	

11

Chapter_____

LIST OF EQUITY SECURITY HOLDERS

Following is the list of the Debtor's equity security holders which is prepared in accordance with Rule 1007(a)(3) for filing in this chapter 11 case.

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
Bernice F. Gilmore Trust 304 Flintwood Drive Marietta, OH 45750			5.13% Membership
Bonnie H. Brown Trust 8200 Crossgate Ct. N Dublin, OH 43017			7.70% Member
George Younce Family Trust c/o Gina Eroskey 3685 N Santom Rd Stow, OH 44224			3.42% Member
Jeanne Larson 2751 Zollinger Rd Columbus, OH 43221			3.42% Member
Jeffrey L. Gilmore Trust 304 Flintwood Drive Marietta, OH 45750			3.42% Member
John Jones 1775 Westward Drive Wadsworth, OH 44281			5.13% Member
Knolleman Wade Holding LLC Trey Knolleman PO Box 20654 Columbus, OH 43220			8.56% Member
Mark Lampie 281 Foxhill Street Westwood, MA 02090			8.56% Member
MERCO Investments Ltd. Dr. Michael Ruff 5105 Squirrel Bend Columbus, OH 43220			4.89% Membership
Nancy Dusckas 2607 Buffalo Rd Erie, PA 16510			1.71% Member

Case No.

Debtor

LIST OF EQUITY SECURITY HOLDERS (Continuation Sheet)

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
R J Equity Enterprises LLC Jack Kackloudis 1122 Worthington Hts. Blvd Columbus, OH 43235			1.71% Member
Richard/Debra Feldman 14 Island Rock Plymouth, MA 02360			3.42% Membership
RKJJ, Ltd. 318 S Columbis Ave Columbus, OH 43209			4% Member
Ronald B Gravey Trust 5900 Tarton Circle Dublin, OH 43017			18.95% Membership
Sandra/Jim Olson 2170 North Hameton Rd Bath, OH 44210			6.87% Member
Sue Perry 4233 Trails End Drive Dayton, OH 45429			5.13% Member
Visiliki Lafogiannis 8204 Addinston Ct Dublin, OH 43017			5.13% Member
Wachovia Securities FBO R Thomas Perry, DDS 401K 7495 Paragon Road Dayton, OH 45459			6.85% Member

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, the Managing Member of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Equity Security Holders and that it is true and correct to the best of my information and belief.

Date June 25, 2010

Signature /s/ Peter Coratola Peter Coratola

Managing Member

Penalty for making a false statement or concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both. 18 U.S.C §§ 152 and 3571.

Arnott, Barbara 52748 Rice Run Road Coolville, OH 45723

Arocho, Collin 7140 Selby Rd Lot 12 Athens, OH 45701

Bail, Penny 1960 Center Street Albany, OH 45710

Baymont Francise Systems Inc 14227 Collections Dr. Chicago, IL 60693

Bors, Brian 3223 N Market Ave Canton, OH 44714

Burk, Ryan 23001 Brimstone Rd Coolville, OH 45723

Carey, George 2301 Beckler Road New Marshfield, OH 45766

Casteel, Tashia 11417 Robinson Rd Athens, OH 45701

Catterlin, Brian 10760 Dock 2 Glouster, OH 45732

Citizens Bank, Successor by Merger of Republic Bank 328 South Saginaw Street Flint, MI 48502

Clark, Judy 4151 Campbell Road Athens, OH 45701

Courtesy Products LLC PO 17488 Saint Louis, MO 63178-7488

Crown Point Consulting 2041 Riverside Drive # 201 Columbus, OH 43221 Culligan of Athens 28 1/2 Palmer St Athens, OH 45701

Ecolab PO Box 905327 Charlotte, NC 28290-5327

Erie Insurance Group 100 Erie Insurance Place Erie, PA 16530

Ernie Malas 2481 Stonehaven Place Columbus, OH 43220

Final Touch Landscaping and Lawn Care PO Box 207 Glouster, OH 45732

Frederick Graft 1123 Worthington Heights Blvd Columbus, OH 43235

HD Supply Facilities Mgmt PO Box 509058 San Diego, CA 92150-9058

Heartland Food Products Inc. 1900 West 47th Pl #302 Mission, KS 66205-1868

Lodging First LLC 4900 Blazer Parkway Dublin, OH 43017

Marlowe, Danielle 19577 Mill School Road Guysville, OH 45735

Matthew Studer 1185 Brittany Lane Columbus, OH 43215

McGrath, Tammy 40415 Gold Ridge Drive Pomeroy, OH 45769

Mercer, Karen 9305 Hooper Road Athens, OH 45701

Milligan, Randy 29707 Cherrycrest Drive Logan, OH 43138

MSI 7600 North 15th St #250 Phoenix, AZ 85020-4327 Nauman Outdoor Advertising PO Box 726 Lancaster, OH 43130 Peacock, Brian 7165 Beech Athens, OH 45701 Peoples Bank National Association 845 Wheeling Avenue Cambridge, OH 43725 Peter Coratola 8330 Strasbourg Court Dublin, OH 43017 Peter D. Brosse Meyers Roman 28601 Chagrin Blvd # 500 Beachwood, OH 44122 Service Telecommunications Inc. PO Box 810 Proctorville, OH 45669 Showalter, Rebecca 25 Town Street Glouster, OH 45732 Staples Dpt DET PO 83689 Chicago, IL 60696-3689 Sysco Central Ohio PO Box 44466 Columbus, OH 43204 Terminex Processing Ctr. PO 742592 Cincinnati, OH 45274-2592 Woodyard, Angie 4733 Baker Rd

New Marshfield, OH 45766