

Fill in this information to identify your case:

United States Bankruptcy Court for the:

EASTERN DISTRICT OF VIRGINIA

Case number (if known) Chapter 11

Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

4/16

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known). For more information, a separate document, Instructions for Bankruptcy Forms for Non-Individuals, is available.

1. Debtor's name Fredericksburg Park, 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) 20-2952732

4. Debtor's address Principal place of business Mailing address, if different from principal place of business Blue & Gray Parkway and Lafayette Blvd. Fredericksburg, VA 22401 P.O. Box 2648 Stafford, VA 22555 Fredericksburg Cit County St. Paul St., Alum Springs Rd., Lafayette Blvd., and Blue and Gray Parkway Fredericksburg, VA 22401

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 **Fredericksburg Park, LLC**
Name

Case number (if known)

7. Describe debtor's business

A. Check one:

- Health Care Business (as defined in 11 U.S.C. § 101(27A))
- Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- Railroad (as defined in 11 U.S.C. § 101(44))
- Stockbroker (as defined in 11 U.S.C. § 101(53A))
- Commodity Broker (as defined in 11 U.S.C. § 101(6))
- Clearing Bank (as defined in 11 U.S.C. § 781(3))
- None of the above

B. Check all that apply

- Tax-exempt entity (as described in 26 U.S.C. §501)
- Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.
See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

5313

8. Under which chapter of the Bankruptcy Code is the debtor filing?

Check one:

- Chapter 7
- Chapter 9

Chapter 11. Check all that apply:

- Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,566,050 (amount subject to adjustment on 4/01/19 and every 3 years after that).
- The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- A plan is being filed with this petition.
- Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11 (Official Form 201A) with this form.
- The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

- No.
- Yes.

If more than 2 cases, attach a separate list.

District	_____	When	_____	Case number	_____
District	_____	When	_____	Case number	_____

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

- No
- Yes.

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

Debtor	_____	Relationship	_____
District	_____	When	_____
		Case number, if known	_____

Debtor **Fredericksburg Park, LLC**
Name

Case number (if known)

11. Why is the case filed in this district?

Check all that apply:

- Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?

No

Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? (Check all that apply.)

It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? _____

It needs to be physically secured or protected from the weather.

It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

Other _____

Where is the property?

Number, Street, City, State & ZIP Code

Is the property insured?

No

Yes. Insurance agency _____

Contact name _____

Phone _____

Statistical and administrative information

13. Debtor's estimation of available funds

Check one:

- Funds will be available for distribution to unsecured creditors.
- After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> 1-49 | <input type="checkbox"/> 1,000-5,000 | <input type="checkbox"/> 25,001-50,000 |
| <input type="checkbox"/> 50-99 | <input type="checkbox"/> 5001-10,000 | <input type="checkbox"/> 50,001-100,000 |
| <input type="checkbox"/> 100-199 | <input type="checkbox"/> 10,001-25,000 | <input type="checkbox"/> More than 100,000 |
| <input type="checkbox"/> 200-999 | | |

15. Estimated Assets

- | | | |
|--|--|--|
| <input type="checkbox"/> \$0 - \$50,000 | <input checked="" type="checkbox"/> \$1,000,001 - \$10 million | <input type="checkbox"/> \$500,000,001 - \$1 billion |
| <input type="checkbox"/> \$50,001 - \$100,000 | <input type="checkbox"/> \$10,000,001 - \$50 million | <input type="checkbox"/> \$1,000,000,001 - \$10 billion |
| <input type="checkbox"/> \$100,001 - \$500,000 | <input type="checkbox"/> \$50,000,001 - \$100 million | <input type="checkbox"/> \$10,000,000,001 - \$50 billion |
| <input type="checkbox"/> \$500,001 - \$1 million | <input type="checkbox"/> \$100,000,001 - \$500 million | <input type="checkbox"/> More than \$50 billion |

16. Estimated liabilities

- | | | |
|--|--|--|
| <input type="checkbox"/> \$0 - \$50,000 | <input checked="" type="checkbox"/> \$1,000,001 - \$10 million | <input type="checkbox"/> \$500,000,001 - \$1 billion |
| <input type="checkbox"/> \$50,001 - \$100,000 | <input type="checkbox"/> \$10,000,001 - \$50 million | <input type="checkbox"/> \$1,000,000,001 - \$10 billion |
| <input type="checkbox"/> \$100,001 - \$500,000 | <input type="checkbox"/> \$50,000,001 - \$100 million | <input type="checkbox"/> \$10,000,000,001 - \$50 billion |
| <input type="checkbox"/> \$500,001 - \$1 million | <input type="checkbox"/> \$100,000,001 - \$500 million | <input type="checkbox"/> More than \$50 billion |

Debtor **Fredericksburg Park, LLC**
Name

Case number (if known)

Request for Relief, Declaration, and Signatures

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

17. Declaration and signature of authorized representative of debtor

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on May 2, 2017
MM / DD / YYYY

X /s/ Andrew S. Garrett, President of Garrett Development Corporati

Signature of authorized representative of debtor

Andrew S. Garrett, President of Garrett Development Corporati

Printed name

Title Manager

18. Signature of attorney

X /s/ Robert B. Goodall

Signature of attorney for debtor

Date May 2, 2017

MM / DD / YYYY

Robert B. Goodall

Printed name

Goodall, Pelt, Carper & Norton, P.C.

Firm name

1259 Courthouse Road

Suite 101

Stafford, VA 22554

Number, Street, City, State & ZIP Code

Contact phone (540) 659-3130

Email address bob.goodall@gpc-lawyers.com

VS13590

Bar number and State

Fill in this information to identify the case:

Debtor name **Fredericksburg Park, LLC**

United States Bankruptcy Court for the: **EASTERN DISTRICT OF VIRGINIA**

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 claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of 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
Bowman Consulting Group, Ltd 650A Nelms Circle Fredericksburg, VA 22406		Trade debt Engineering services	Unliquidated			\$369,141.38
Davis Carter Scott 1676 International Dr. Fifth Floor Mc Lean, VA 22102			Disputed			\$9,954.76
Hirschler Fleischer 725 Jackson St., #200 Fredericksburg, VA 22401			Disputed			\$2,679.00
MVB Bank 1000 Johnson Ave. Bridgeport, WV 26330			Disputed			\$6,375.00
Nationwide Harleysville Ins Co 355 Maple Ave. Harleysville, PA 19438			Disputed			\$1,400.80

Andrew S. Garrett
85 Mine Rd., Suite 115
Stafford, VA 22554

Andrew S. Garrett, member loan
85 Mine Rd., Suite 115
Stafford, VA 22554

Beverley L. Crump,
Substitute Trustee
1111 East Main St., 16th, Fl
Richmond, VA 23219

Bowman Consulting Group, Ltd
650A Nelms Circle
Fredericksburg, VA 22406

Bruce E. Arkema, Esq.
111 East Main Street, 16th Fl.
Richmond, VA 23219

David D. Horstick
4121 Plank Road, #506
Fredericksburg, VA 22407

Davis Carter Scott
1676 International Dr.
Fifth Floor
Mc Lean, VA 22102

DuretteCrump, PC
1111 East Main St., 16th FL.
Richmond, VA 23219

Garrett Development Corp
85 Mine Rd., Suite 115
Stafford, VA 22554

Garrett Development Corp.
85 Mine Rd., Suite 115
Stafford, VA 22554

Hirschler Fleischer
725 Jackson St., #200
Fredericksburg, VA 22401

MVB Bank
1000 Johnson Ave.
Bridgeport, WV 26330

Nationwide Harleysville Ins Co
355 Maple Ave.
Harleysville, PA 19438

NVR, Inc.
3850 Fessler Park Dr.
Suite 201
Dumfries, VA 22025

Ramsey Masonry Company, Inc.
28 Potomac Creek Dr.
Fredericksburg, VA 22405

Robert B. Van Arsdale, Asst US
Trustee US Courthouse
701 E. Broad St., Ste. 4304
Richmond, VA 23219

Shanks Towing
3616 Summit Crossing Rd.
Fredericksburg, VA 22408

Telegraph Hill Investments, LL
4121 Plank Rd., #506
Fredericksburg, VA 22407

Treasurer, City of Fredericksb
PO Box 267
Fredericksburg, VA 22404

**United States Bankruptcy Court
Eastern District of Virginia**

In re Fredericksburg Park, LLC

Debtor(s)

Case No.

Chapter 11

CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for Fredericksburg Park, LLC in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

Andrew S. Garrett, Inc.
85 Mine Rd., Suite 115
Stafford, VA 22554

Ox Investments, LLC
c/o The Garrett Companies
85 Mine Road, Suite 115
Stafford, VA 22554

None [Check if applicable]

May 2, 2017

Date

/s/ Robert B. Goodall

Robert B. Goodall VSB13590

Signature of Attorney or Litigant
Counsel for **Fredericksburg Park, LLC**
Goodall, Pelt, Carper & Norton, P.C.

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