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F	Fill in this information to identify the ca	ase:							
ι	United States Bankruptcy Court for the:								
	• •	District of De	elaware						
		(S	tate)						
								-	ck if this is an
	Case number (If known):			Chapter 1	1			ame	nded filing
Off	ficial Form 201								
V	oluntary Petition for	r Non-li	ndivi	ا عادیاہ	Filina fo	r Rankr	untev		40/45
	Diulital y Petition Ioi	NOII-II	IIUIVI	uuais i	rilling io	Daliki	ирісу		12/15
	ore space is needed, attach a separate ber (if known). For more information,								
1.	Debtor's name	300 Main St	reet Memb	er Associates	s, LLC				
2.	All other names debtor used in the last 8 years	Unknown at	this time						
	Include any assumed names,								
	trade names, and doing business as names								
3.	Debtor's federal Employer Identification Number (EIN)	<u>45-3182</u>	2334						
4.	Debtor's address	Principal pl	ace of bus	siness		Mailing addr	ess, if different iness	from	principal
		1	Atlantic	St.		-			
		Number	Street			Number	Street		
						P.O. Box			
		Stamford		СТ	06901				
		City		State	ZIP Code	City	St	ate	ZIP Code
							principal assets ce of business	, if dif	ferent from
		Fairfield				300	Main St.		
		County				Number	Street		
						Stamford		СТ	06901
						City	St	ate	ZIP Code
5.	Debtor's website (URL)	_www.seaboa	ardproperti	es.com					
6.	Type of debtor		ration (incl	ıdina l imited	Liability Compa	ny (LLC) and Lim	ited Liability Part	nersh	p (LLP))
٥.	. , po o aostoi			uding LLP)	aoty Compa	., (LLO) and Lim	Liability I all		r (<i>))</i>
		☐ Other.	Specify:						

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Debto	300 Main Street Mem	ber .	Asso	ociates, LLC	Case number (if known)	
	Name						
7.	Describe debtor's business			Single Asset Real Est Railroad (as defined in Stockbroker (as define Commodity Broker (as	(as defined in 11 U.S.C. § 101(; ate (as defined in 11 U.S.C. § 10 n 11 U.S.C. § 101(44)) ed in 11 U.S.C. § 101(53A)) s defined in 11 U.S.C. § 101(6))	• •	
				None of the above	ined in 11 U.S.C. § 781(3))		
				vities Related to Real E			
			В. (Investment company, including hedge fund or pooled investment vehicle (as defined in 1 § 80a-3)			
				http://www.uscourts.gov	Industry Classification System) /four-digit-national-association-n	4-digit code that best describes debtor. See aics-codes.	
8.	Under which chapter of the Bankruptcy Code is the debtor filing?	r	Che	affiliates) are le years after that years after that The debtor is a small business flow statement the procedure A plan is being Acceptances of accordance with The debtor is mand Exchange 1934. File the Achapter 11 (Of	gate noncontingent liquidated deposes than \$2,490,925 (amount subters). I small business debtor as defined debtor, attach the most recent by and federal income tax return on 11 U.S.C. § 1116(1)(B). If the plan were solicited prepetiting the plan were solicited prepetiting the 11 U.S.C. § 1126(b). Required to file periodic reports (for Commission according to § 13 of Attachment to Voluntary Petition ficial Form 201A) with this form.	ebts (excluding debts owed to insiders or object to adjustment on 4/01/16 and every 3 and in 11 U.S.C. § 101(51D). If the debtor is a palance sheet, statement of operations, cashor if all of these documents do not exist, follow from one or more classes of creditors, in or example, 10K and 10Q) with the Securities or 15(d) of the Securities Exchange Act of for Non-Individuals Filing for Bankruptcy under the Securities Exchange Act of 1934 Rule 12b-2.	
9.	Were prior bankruptcy cases filed by or against the debtor within the last 8 years?	_	No Yes.	District	When	Case number	
	If more than 2 cases, attach a separate list.			District	WhenMM / DD	Case number	

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Debto		ıber	Ass	ociates, LLC	Case number (if kn	own)	
	Name						
10.	Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?		No Yes.	. Debtor <u>See attache</u>	ed <u>Annex A</u>	Relationship	Affiliate
	List all seems If many them 4			District Delaware		When	12/13/15
	List all cases. If more than 1, attach a separate list.						MM / DD / YYY
				Case number, if know	'n		
11.	Why is the case filed in this district?		Che	ck all that apply:			
				Debtor has had its domicil immediately preceding the district.			in this district for 180 days 80 days than in any other
				A bankruptcy case concer district.	ning debtor's affiliate, gene	eral partner, or partners	ship is pending in this
12.	Does the debtor own or have possession of any real property or personal property that needs immediate attention?			needed. Why does the property It poses or is alleged safety. What is the hazard? It needs to be physical It includes perishable	cally secured or protected e goods or assets that coule, livestock, seasonal goo	n? (Check all that applement and identifiable haze from the weather.	y.) card to public health or r lose value without
					City	Star	te ZIP Code
				Is the property insured? No. Yes. Insurance age Contact name			
					·		

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Debte		Ass	ociates, LLC		Case number (if known)		
	Name						
	Statistical and administrativ	e info	rmation				
13.	Debtor's estimation of	Che	eck one:				
	available funds*	\boxtimes		e for dis	tribution to unsecured creditors.		
			After any administrativ	After any administrative expenses are paid, no funds will be available for distribution to unsecured			
			creditors.				
14.	Estimated number of	\square	1-49		1,000-5,000		25,001-50,000
	creditors		50-99		5,001-10,000		50,001-100,000
			100-199		10,001-25,000		More than 100,000
			200-999				
15.	Estimated assets**		\$0-\$50,000		\$1,000,001-\$10 million		\$500,000,001-\$1 billion
		$\overline{\Box}$	\$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	\boxtimes	\$100,000,001-\$500 million		More than \$50 billion
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	\boxtimes	\$100,000,001-\$500 million		More than \$50 billion
	Request for Relief, Declarati	ion ar	nd Signatures				
	request for items, postarati	, u.	.a o.g.iata.oo				
WAF	RNING Bankruptcy fraud is a seriou imprisonment for up to 20 years					se can re	esult in fines up to \$500,000 or
	imprisoriment for up to 20 ye	ears, c	10011. 10 0.3.0. 99 13	2, 1341	, 1319, and 3371.		
17.	Declaration and signature of authorized representative of	The peti		n accord	dance with the chapter of title 11,	United	States Code, specified in this
	debtor	I ha	ve been authorized to fi	le this p	etition on behalf of the debtor.		
			ve examined the inform correct.	ation in	this petition and have a reasonal	ble belie	of that the information is true
		I de	clare under penalty of p	erjury th	nat the foregoing is true and corre	ect.	
		Exe	cuted on 12/13/15 MM / DD / Y	YYY			

Signature of authorized representative of debtor

Title Chief Restructuring Officer

/s/ Marc Beilinson

Marc Beilinson

Printed name

^{*} Distribution cannot be known at this time.

^{**} Estimated assets and liabilities are on a consolidated basis with other affiliated Debtors and non-debtor affiliates.

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Debto	Name 300 Main Street M	ember	Associates, LLC	Case number (if known)		
18.	Signature of attorney	х	/s/ Robert S. Brady		Date	12/13/15
			Signature of attorney for debtor Robert S. Brady			MM / DD / YYYY
			Printed Name			
			Young Conaway Stargatt & Taylor, LLF	o		
			Firm name			
			1000 North King St			
			Number Street			
			Wilmington	DE	1980	1
			City	State	Zip C	ode
			(302) 571 - 6600	rbr	ady@ycst.com	
			Contact phone		ail address	
			No. 2847	DE	<u> </u>	
			Bar number	Sta	ite	

)	
In re:)	Chapter 11
)	
300 MAIN STREET MEMBER)	Case No. 15 - ()
ASSOCIATES, LLC,)	、 /
Debtor.)	
)	

Annex A

PENDING BANKRUPTCY CASES FILED BY AFFILIATES OF DEBTOR

On the date hereof, each of the affiliated entities listed below (including the Debtor in this chapter 11 case) filed petitions for relief under chapter 11 of title 11 of the United States Code in this Court. Contemporaneously with the filing of these petitions, these entities filed a motion requesting the Court jointly administer their chapter 11 cases.

- 1. Newbury Common Associates, LLC
- 2. Seaboard Realty, LLC
- 3. 600 Summer Street Stamford Associates, LLC
- 4. Seaboard Hotel Member Associates, LLC
- 5. Seaboard Hotel LTS Member Associates, LLC
- 6. Park Square West Member Associates, LLC
- 7. Seaboard Residential, LLC
- 8. One Atlantic Member Associates, LLC
- 9. 88 Hamilton Member Avenue Associates, LLC
- 10. 316 Courtland Avenue Associates, LLC
- 11. 300 Main Management, Inc.
- 12. 300 Main Street Member Associates, LLC

- 13. Tag Forest, LLC
- 14. PSWMA II, LLC
- 15. PSWMA I, LLC

In re:)	Chapter 11
III IC.)	Chapter 11
300 MAIN STREET MEMBER ASSOCIATES, LLC,)	Case No. 15()
Debtor.)	
)	

CORPORATE OWNERSHIP STATEMENT OF 300 MAIN STREET MEMBER ASSOCIATES, LLC¹

In accordance with Rules 1007(a)(1) and 7007.1 of the Federal Rules of Bankruptcy Procedure, 300 Main Street Member Associates, LLC (the "**Debtor**") states as follows:

- Seaboard Realty, LLC and TLK Seaboard Investments, LLC own 10% or more of the membership interests of 600 Summer Street Stamford Associates, LLC.
- Thomas Kelly, Jr. and William Merritt own 10% or more of the membership interests of Seaboard Realty, LLC.

1

As set forth in the First Day Declaration of Marc Beilinson in Support of the Chapter 11 Petitions, on December 2, 2015, John J. DiMenna, Jr. relinquished his rights, powers, and privileges with respect to the Debtor, including his membership interest in the Debtor and its Debtor affiliates.

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Debtor Name 300 Ma	ain Street Member Associates, LL	C	
		-	
Officed States Barikit	uptcy Court for the: D	istrict of <u>Delaware</u>	
Case Number (if kno	own)		
Official Form 2	202		-
Declaration	Under Penalty of Po	erjury for Non-I	Individual Debtors 12/15
submit this form for the document, and any ame	-	other document that requires n must state the individual's p	ation or partnership, must sign and s a declaration that is not included in the position or relationship to the debtor, the
			perty, or obtaining money or property by fraud up to 20 years, or both. 18 U.S.C. §§ 152,
Declaratio	n and signature		
·	ent, another officer, or an authorized agent of idual serving as a representative of the deb	·	an authorized agent of the partnership;
I have examined	d the information in the documents checked	d below and I have a reasonable	e belief that the information is true and correct:
☐ Schedule	A/B: Assets–Real and Personal Property (C	Official Form 206A/B)	
☐ Schedule	D: Creditors Who Have Claims Secured by	Property (Official Form 206D)	
☐ Schedule	E/F: Creditors Who Have Unsecured Claim	os (Official Form 206E/F)	
☐ Schedule	G: Executory Contracts and Unexpired Lea	ses (Official Form 206G)	
☐ Schedule	H: Codebtors (Official Form 206H)		
☐ Summary	of Assets and Liabilities for Non-Individuals	s (Official Form 206Sum)	
☐ Amended	Schedule		
Chapter 11	or Chapter 9 Cases: List of Creditors Who	Have the 20 Largest Unsecure	d Claims and Are Not Insiders (Official Form 204)
Other doc	ument that requires a declaration Corporat	e Ownership Statement	
I declare under pena	alty of perjury that the foregoing is true and	correct. ¹	
Executed on	12/13/15 MM / DD / YYYY	_	
x /s/ Marc Beilinson	ואואו/טט/ דדדד	Marc Beilinson	
	d representative of debtor	Printed name	
011.45	tructuring Officer		
Title Chief Resi	adotaining Officer	_	

For the reasons set forth in my declaration in Support of the Chapter 11 Petitions, the Debtors are continuing to review their assets, liabilities and ownership interests.

In re:) Chapter 11
300 MAIN STREET MEMBER ASSOCIATES, LLC,) Case No. 15()
Debtor.))
	AGING MEMBER OF 300 MAIN STREET SOCIATES, LLC
of 300 Main Street Member Associates, LL "Company"), hereby consents in writing to t	he Managing Member (the "Managing Member") C, a Connecticut limited liability company (the the adoption of the resolutions attached hereto as force and effect as though duly taken and adopted company duly called and legally held.
IN WITNESS WHEREOF, the one or more counterparts, as of this 13th day of	undersigned has executed this Written Consent, in f December, 2015.
	caboard Realty, LLC

Name: Thomas L. Kelly, Jr.

Name: William A. Merritt, Jr.

Name: Thomas L. Kelly, Jr.

Title: Managing Member of Seaboard Realty, LLC

Title: Managing Member of Seaboard Realty, LLC

)	
In re:)	Chapter 11
300 MAIN STREET MEM ASSOCIATES, LLC,	1BER)	Case No. 15()
10000111115, 1110,	Debtor.	į	
)	

WRITTEN CONSENT OF THE MANAGING MEMBER OF 300 MAIN STREET MEMBER ASSOCIATES, LLC

THE UNDERSIGNED, being the Managing Member (the "Managing Member") of 300 Main Street Member Associates, LLC, a Connecticut limited liability company (the "Company"), hereby consents in writing to the adoption of the resolutions attached hereto as Exhibit A and such actions to have the same force and effect as though duly taken and adopted at a meeting of the Managing Member of the Company duly called and legally held.

IN WITNESS WHEREOF, the undersigned has executed this Written Consent, in one or more counterparts, as of this 13th day of December, 2015.

Seaboard Realty, LLC as Managing Member

By:

Name: Thomas L. Kelly, Jr.

Title: Managing Member of Seaboard Realty, LLC

Name: William A. Merritt, Jr.

Title: Managing Member of Seaboard Realty, LLC

Exhibit A

Resolutions of the Managing Member of 300 Main Street Member Associates, LLC $\,$

WHEREAS, that in the business judgment of the Company, it is desirable and in the best interests of the Company, its creditors, members and other interested parties, that a voluntary petition be filed by the Company under the provisions of chapter 11 of title 11 of the United States Code (the "Bankruptcy Code") in the United States Bankruptcy Court for the District of Delaware (the "Court");

NOW, THEREFORE, BE IT:

I. <u>Voluntary Petition Under the Provisions of Chapter 11 of the Bankruptcy Code</u>

RESOLVED, that in the business judgment of the Managing Member, it is desirable and in the best interests of the Company and its creditors, employees, members, and other investors, stakeholders, and other interest parties that a voluntary petition be filed in the Court by the Company under the provisions of chapter 11 of the Bankruptcy Code; and

RESOLVED, that Marc Beilinson and Mark Murphy, acting for and on behalf of the Company (collectively, the "Authorized Officers") be, and each of them hereby is, authorized on behalf of the Company to (a) execute and verify a voluntary petition for relief under chapter 11 of the Bankruptcy Code and (b) cause the same, including any amendments or supplements thereto, to be filed in the Court, in such form and at such time as such Authorized Officer executing the petition shall determine and approve, such determination and approval to be conclusively evidenced by the execution, verification, and filing thereof; and

RESOLVED, that the Authorized Officers or any one of them be, and each of them hereby is, authorized and empowered to execute and file on behalf of the Company all petitions, schedules, lists, motions, applications, pleadings, and other papers or documents as necessary to commence the chapter 11 case and obtain relief under chapter 11 of the Bankruptcy Code, and to take any and all further acts and deeds that the Authorized Officer deem necessary or proper to obtain such relief, including, without limitation, any acts or deeds necessary to facilitate administration of the chapter 11 case; and

II. Cash Collateral and DIP Financing

RESOLVED, that the Authorized Officers be, and each of them hereby is, authorized and empowered, to the extent necessary, to cause the Company to obtain and/or guarantee post-petition financing and/or use of cash collateral according to the terms to be negotiated, by the management of the Company or otherwise approved by the Bankruptcy Court; and the Company is hereby authorized and directed to take all actions necessary in connection therewith, including, without limitation, (i) the incurrence of debtor in possession financing in such amounts and on such terms as the Authorized Officers deems necessary or advisable (the "DIP Financing"), (ii) the execution and delivery of any documents to evidence the DIP Financing, including, without limitation, all credit agreements and notes, (iii) the incurrence and payment of fees, (iv) the execution and delivery of real property and personal property (including intellectual property) security agreements (and amendments, supplements and/or other modifications thereto, as appropriate), (v) the granting of liens on and/or security interests in any and all assets of the Company, (vi) the authorization of filing and/or recording, as applicable, of financing statements, agreements, mortgages or any other documents evidencing and/or

perfecting such liens or security interests and amendments to such financing statements, agreements, mortgages or other documents, and (vii) the execution and delivery of deposit, securities and/or other account control agreements (and amendments, supplements and/or other modifications thereto, as appropriate); and the Authorized Officers are hereby authorized and directed to execute any appropriate agreements and related ancillary documents on behalf of the Company in connection with the foregoing; and

III. Sale of Assets

RESOLVED, that the Authorized Officers be, and each of them individually hereby is, authorized and empowered, in the name and on behalf of the Company, to negotiate, execute, deliver, and perform, in the name of the Company, agreements, consents, certificates, amendments, assignments and instruments as may be necessary to consummate a sale of any or all of the Company's assets, subject to approval by the Court; and

IV. <u>Engagement of Chapter 11 Professionals</u>

RESOLVED, that the Authorized Officers or any one of them be, and each of them hereby is, authorized and directed to retain on behalf of the Company (a) the law firms of Dechert LLP and Young Conaway Stargatt & Taylor, LLP to render legal services to, and to represent, the Company in connection with the chapter 11 filing and any other related matters in connection therewith, on such terms as any Authorized Officer shall approve and subject to approval of the Court, (b) Beilinson Advisory Group to render restructuring advisory services to the Company in connection with the chapter 11 filing and any other related matters in connection therewith, on such terms as any Authorized Officer shall approve, (c) Anchin, Block & Anchin to render forensic accounting services to the Company in connection with the chapter 11 filing and any other related matters in connection therewith, on such terms as any Authorized Officer shall approve, and (d) such other professionals as any Authorized Officer deems necessary and appropriate during the course of the chapter 11 filing; and

RESOLVED, that the Authorized Officers or any one of them be, and each of them hereby is, authorized to engage and retain all assistance by legal counsel, accountants, financial advisors, restructuring advisors, and other professionals (including, without limitation, those professionals specifically named herein) in connection with the chapter 11 case, on such terms as such Authorized Officers deem necessary, appropriate, proper, or desirable, with a view to the successful prosecution of such case; and

V. Further Actions and Prior Actions

RESOLVED, that the Company be, and hereby is, authorized and empowered to appoint an independent managing member, manager, or director, as applicable, on behalf of the entities for which the Company is the Managing Member or Manager, as applicable, and to take any action as it may deem to be necessary or appropriate to effectuate the foregoing; and

RESOLVED, that the Authorized Officers be, and each of them hereby is, authorized on behalf of the Company to take any and all actions to execute, deliver, certify, file, and/or record and perform any and all documents, agreements, instruments, motions, affidavits, applications for approvals or rulings of governmental or regulatory authorities or certificate, and

to take any and all steps deemed by any such Authorized Officer to be necessary or desirable to carry out the purpose and intent of each of the foregoing resolutions; and

RESOLVED, that the Authorized Officers be, and each of them hereby is, authorized and empowered, for and on behalf of the Company, to certify and attest and affix the seal of the Company to any documents that such Authorized Officer may deem necessary or appropriate to consummate the transactions contemplated by the documents heretofore authorized and approved, provided that such certification, attestation, and seal shall not be required for the due authorization, execution and delivery, or validity of the particular document; and

RESOLVED, that any and all lawful actions heretofore taken by, or at the direction of, any Authorized Officer or the Managing Member of the Company in the name and on behalf of the Company in furtherance of the purpose and intent of any or all of the foregoing resolutions be, and hereby are, ratified, confirmed, and approved in all respects.

)	
In re:)	Chapter 11
)	
300 MAIN STREET MEMBER)	Case No. 15()
ASSOCIATES, LLC,)	
Debtor.)	
)	

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

As set forth in the First Day Declaration of Marc Beilinson in Support of the Chapter 11 Petitions, at this time the above-captioned Debtor is in the process of identifying any non-insider unsecured creditors. The information contained herein shall neither constitute an admission of liability, nor is it binding on, the Debtors. The information herein, including the failure of the Debtors to list any claim as contingent, unliquidated, or disputed does not constitute a waiver of the Debtors' rights to contest the validity, priority, or amount of any claim. The Debtor also reserves its rights with respect to certain indebtedness that is purported to be secured.

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Debtor Name 300 Main Street Member Associates, LLC
United States Bankruptcy Court for the: District of Delaware
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.1
Executed on 12/13/15 MM / DD / YYYY
X /s/ Marc Beilinson Marc Beilinson
Signature of authorized representative of debtor Printed name
Title Chief Restructuring Officer

For the reasons set forth in my declaration in Support of the Chapter 11 Petitions, the Debtors are continuing to review their assets, liabilities and ownership interests.