

Fill in this information to identify your case:

United States Bankruptcy Court for the:
 MIDDLE DISTRICT OF FLORIDA

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 Square One Winter 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) 47-4226007

4. Debtor's address Principal place of business <u>704 West Bay Street</u> <u>Tampa, FL 33606</u> Number, Street, City, State & ZIP Code <u>Orange</u> County	Mailing address, if different from principal place of business _____ P.O. Box, Number, Street, City, State & ZIP Code Location of principal assets, if different from principal place of business _____ Number, Street, City, State & ZIP Code
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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 Square One Winter Park, LLC Case number (if known) _____
 Name

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>.

7225

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	<u>Square One Development, LLC</u>	Relationship	<u>Parent Company</u>
District	<u>Middle District of Florida</u>	When	<u>6/09/17</u>
		Case number, if known	_____

Debtor Square One Winter 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 Square One Winter 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 June 9, 2017
MM / DD / YYYY

/s/ William Milner
Signature of authorized representative of debtor

Title Manager

William Milner
Printed name

18. Signature of attorney

/s/ R Scott Shuker
Signature of attorney for debtor

Date June 9, 2017
MM / DD / YYYY

R Scott Shuker
Printed name

Latham, Shuker, Eden & Beaudine, LLP
Firm name

PO Box 3353
Orlando, FL 32802-3353
Number, Street, City, State & ZIP Code

Contact phone (407) 481-5800 Email address _____

984469
Bar number and State

PETITION EXHIBIT - PENDING BANKRUPTCIES

Debtor	Relationship	District	Date	Case #, if known
Square One Development, LLC	Corporate Parent	Middle District of Florida, Orlando Division	06/09/2017	
Square One Winter Park, LLC	Affiliate	Middle District of Florida, Orlando Division	06/09/2017	
Square One Tamiami, LLC	Affiliate	Middle District of Florida, Orlando Division	06/09/2017	
Square One University, LLC	Affiliate	Middle District of Florida, Orlando Division	06/09/2017	
Square One Fort Myers, LLC	Affiliate	Middle District of Florida, Orlando Division	06/09/2017	
Square One Tampa Bay, LLC	Affiliate	Middle District of Florida, Orlando Division	06/09/2017	
Square One Henderson, LLC	Affiliate	Middle District of Florida, Orlando Division	06/09/2017	
Square One Brandon, LLC	Affiliate	Middle District of Florida, Orlando Division	06/09/2017	
Square One Tyrone, LLC	Affiliate	Middle District of Florida, Orlando Division	06/09/2017	
Square One The Villages, LLC	Affiliate	Middle District of Florida, Orlando Division	06/09/2017	
Square One Gainesville, LLC	Affiliate	Middle District of Florida, Orlando Division	06/09/2017	
Square One Burgers Prop Co, LLC	Affiliate	Middle District of Florida, Orlando Division	06/09/2017	
Square One Lakeland, LLC	Affiliate	Middle District of Florida, Orlando Division	06/09/2017	

Fill in this information to identify the case:

Debtor name	Square One Winter Park, LLC
United States Bankruptcy Court for the:	MIDDLE DISTRICT OF FLORIDA
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		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Alsco 1213 S Division Ave Orlando, FL 32805		Trade Debt				\$111.80
Blue Bell Creameries, LP PO Box 973601 Dallas, TX 75397		Trade Debt				\$100.20
City of Winter Park 401 S Park Avenue Winter Park, FL 32789						\$3,137.88
Corvitus 1011N Weber St Colorado Springs, CO 80903						\$900.00
Destination Studios, LLC 1701 Stetson Court Longwood, FL 32779		Trade Debt				\$21,255.63
Dolphin Cleaning Enterprises PO Box 6333 Clearwater, FL 33758		Cleaning Services				\$1,712.00
DVC Marketing 5420 Pioneer Park Blvd Suite C Tampa, FL 33634		Trade Debt				\$459.66
Florida Natural Gas PO Box 9334726 Atlanta, GA 31193		Utility				\$497.20
Griffin Industries LLC PO Box 530401 Atlanta, GA 30353		Trade Debt				\$712.50

Debtor **Square One Winter Park, 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 claim (for example, trade debts, bank loans, professional services)	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
Louis Wohl & Sons 11101 N 46th St Tampa, FL 33617		Trade Debt				\$492.34
Master Purveyors 6003 N 54th Street Tampa, FL 33610		Trade Debt				\$17,545.91
Muzak LLC PO Box 71070 Charlotte, NC 28272		Trade Debt				\$160.34
NuCO2 PO Box 417902 Boston, MA 02241		Trade Debt				\$555.44
Restaurant Magic 4010 W Boy Scout Blvd Suite 300 Tampa, FL 33607		Trade Debt				\$417.50
Sea Breeze Intern'l Inc PO Box 20442 Bradenton, FL 34204		Trade Debt				\$192.00
Service with Style PO Box 2132 Brandon, FL 33509		Trade Debt				\$140.00
Sysco PO Box 1839 Palmetto, FL 34220		Trade Debt				\$17,762.21
TWC Services PO Box 1612 Des Moines, IA 50306		Trade Debt				\$868.57
Vista Services 1509 Edgar Place Sarasota, FL 34240		Trade Debt				\$1,542.66
Weyand Food PO Box 310259 Tampa, FL 33680		Trade Debt				\$1,346.10

**United States Bankruptcy Court
Middle District of Florida**

In re Square One Winter Park, LLC

Debtor(s)

Case No.

Chapter 11

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
Square One Development, LLC 704 W Bay Street Tampa, FL 33606			Corporate Parent

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, the **Manager** 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 9, 2017

Signature /s/ CJ Corneil
CJ Corneil

*Penalty for making a false statement of 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
Middle District of Florida**

In re Square One Winter Park, LLC

Debtor(s)

Case No.
Chapter

11

VERIFICATION OF CREDITOR MATRIX

I, the Manager of the corporation named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date: June 9, 2017

/s/ CJ Corneil

CJ Corneil/Manager
Signer/Title

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Square One Winter Park, LLC
704 West Bay Street
Tampa, FL 33606

Attn: Executive Director
5050 W Tennessee St
Tallahassee, FL 32399-0140

Restaurant Magic
4010 W Boy Scout Blvd
Suite 300
Tampa, FL 33607

R Scott Shuker
Latham, Shuker, Eden & Beaudine, LLP
PO Box 3353
Orlando, FL 32802-3353

Florida Natural Gas
PO Box 9334726
Atlanta, GA 31193

Sea Breeze Intern'l Inc
PO Box 20442
Bradenton, FL 34204

Alsco
1213 S Division Ave
Orlando, FL 32805

Griffin Industries LLC
PO Box 530401
Atlanta, GA 30353

Service with Style
PO Box 2132
Brandon, FL 33509

Andrew W Rosin Esq.
1966 Hillview Street
Sarasota, FL 34239-3607

Internal Revenue Service
Centralized Insolvency Ops
PO Box 7346
Philadelphia, PA 19101-7346

Small Business Administratio
N Florida District Office
7825 Baymeadows Way
Jacksonville, FL 32256

Blue Bell Creameries, LP
PO Box 973601
Dallas, TX 75397

Louis Wohl & Sons
11101 N 46th St
Tampa, FL 33617

Square One Development, LLC
704 W Bay Street
Tampa, FL 33606

City of Winter Park
401 S Park Avenue
Winter Park, FL 32789

Massey Services Inc
3210 Clay Avenue
Orlando, FL 32804

Stearns Bank, NA
7555 Dr MLK Jr St N
St Petersburg, FL 33702

Corvitus
1011N Weber St
Colorado Springs, CO 80903

Master Purveyors
6003 N 54th Street
Tampa, FL 33610

Sysco
PO Box 1839
Palmetto, FL 34220

Destination Studios, LLC
1701 Stetson Court
Longwood, FL 32779

Muzak LLC
PO Box 71070
Charlotte, NC 28272

TWC Services
PO Box 1612
Des Moines, IA 50306

Dolphin Cleaning Enterprises
PO Box 6333
Clearwater, FL 33758

NuCO2
PO Box 417902
Boston, MA 02241

Vista Services
1509 Edgar Place
Sarasota, FL 34240

DVC Marketing
5420 Pioneer Park Blvd
Suite C
Tampa, FL 33634

Orange Cty Tax Collector
Attn: Scott Randolph
PO Box 545100
Orlando, FL 32802-2551

Weyand Food
PO Box 310259
Tampa, FL 33680