

**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 Development, 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) 27-2509764

4. Debtor's address

Principal place of business

Mailing address, if different from principal place of business

704 W Bay Street  
Tampa, FL 33606

Number, Street, City, State &amp; ZIP Code

P.O. Box, Number, Street, City, State &amp; ZIP Code

Hillsborough

County

Location of principal assets, if different from principal place of business

Number, Street, City, State &amp; 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 Square One Development, 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>.

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>See Attached Exhibit - Pending Bankruptcies</u>	Relationship _____
District _____	When _____ Case number, if known _____

Debtor **Square One Development, 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 Development, 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

**X /s/ William Milner**  
Signature of authorized representative of debtor  
  
Title Manager

**William Milner**  
Printed name

**18. Signature of attorney**

**X /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**

<b>Debtor</b>	<b>Relationship</b>	<b>District</b>	<b>Date</b>	<b>Case #, if known</b>
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 Development, 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 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
Advantage Publishing Inc 4915 NW 43rd Street Gainesville, FL 32606		Trade Debt				\$1,000.00
Blue Cross Blue Sheild PO Box 660299 Dallas, TX 75266		Insurance				\$9,573.27
Broek LP 9995 Huntcliff Trace Atlanta, GA 30350		Loan				\$200,000.00
C&O Inc 1413 S Howard Ave Suite 100 Tampa, FL 33606		Loan				\$310,139.00
Colonial Life Insurance		Insurance				\$1,663.20
Cortland Reilly 457 W Dale Ave Tampa, FL 33609		Loan				\$100,000.00
David W Steen, PA 2901 W Busch Blvd Suite 311 Tampa, FL 33618		Trade Debt				\$13,040.00
Gillen Broadcasting Corp 7120 SW 24th Ave Gainesville, FL 32607		Marketing				\$1,500.00
Ian Mackechnie 600 N Westshore Blvd Suite 1200 Tampa, FL 33609		Equity/Loan	Disputed			\$1,100,000.00

Debtor **Square One Development, 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
In2Food Inc 1775 Breckinridge Pkwy Duluth, GA 33096		Loan				\$100,000.00
John Anthony, Esq Anthony & Partners, LLC 201 N Franklin St, #2800 Tampa, FL 33602		Legal Services				\$9,229.88
John Conner 15907 Baycross Dr Lakewood Ranch, FL 34202		Loan				\$100,000.00
Ken Rogers 128 Palm Bay Terrace Apt D Palm Beach Gardens, FL 33418		Loan				\$200,000.00
Nelson Mullins Riley & Scarborough LLP PO Box 11009 Columbis, SC 29211		Legal Services				\$925.00
Pat Sullivan 704 W Bay Street Tampa, FL 33606		Loan				\$200,000.00
Phillip Morris PO Box 110459 Lakewood Ranch, FL 34211		Loan				\$150,000.00
Rearden Killion Comm 650 Second Ave South St Petersburg, FL 33701		Marketing				\$25,278.83
Tampa Bay Newspapers 9911 Seminole Blvd Seminole, FL 33772		Marketing				\$1,750.00
United Concordia 4401 Deer Path Rd Harrisburg, PA 17110		Trade Debt				\$2,351.37
UnitedHealthcare Dept CH 10151 Palatine, IL 60055-0151		Insurance				\$62,503.89

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

In re Square One Development, 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
<b>Bill Shumate 704 W Bay Street Tampa, FL 33606</b>	<b>Class A</b>	<b>27.3</b>	<b>MMbr</b>
<b>Joanie Corneil 704 W Bay Street Tampa, FL 33606</b>	<b>Class A</b>	<b>25.3</b>	<b>MMbr</b>
<b>Raymond Leich 704 W Bay Street Tampa, FL 33606</b>	<b>Class A</b>	<b>20.4</b>	<b>MMbr</b>
<b>William Milner 704 W Bay Street Tampa, FL 33606</b>	<b>Class A</b>	<b>5.0</b>	<b>MMbr</b>

**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, 2017Signature /s/ William Milner  
William Milner

*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 Development, 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/ William Milner  
William Milner/Manager  
Signer/Title

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

2901 W Busch Blvd  
Suite 311  
Tampa, FL 33618

Ken Rogers  
128 Palm Bay Terrace  
Apt D  
Palm Beach Gardens, FL 33418

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

DVC Marketing  
5420 Pioneer Park Blvd  
Suite C  
Tampa, FL 33633-4000

Nelson Mullins Riley  
& Scarborough LLP  
PO Box 11009  
Columbis, SC 29211

Advantage Publishing Inc  
4915 NW 43rd Street  
Gainesville, FL 32606

ERC  
4001 Cobb Intern'l Blvd NW  
Kennesaw, GA 30152

Pat Sullivan  
704 W Bay Street  
Tampa, FL 33606

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

First Citrus Bank  
Attn: Marc Baumann, SVP  
10824 N Dale Mabry Hwy  
Tampa, FL 33618

Phillip Morris  
PO Box 110459  
Lakewood Ranch, FL 34211

Bill Shumate  
704 W Bay Street  
Tampa, FL 33606

Gillen Broadcasting Corp  
7120 SW 24th Ave  
Gainesville, FL 32607

Raymond Leich  
704 W Bay Street  
Tampa, FL 33606

Blue Cross Blue Sheild  
PO Box 660299  
Dallas, TX 75266

Ian Mackechnie  
600 N Westshore Blvd  
Suite 1200  
Tampa, FL 33609

Rearden Killion Comm  
650 Second Ave South  
St Petersburg, FL 33701

Broek LP  
9995 Huntcliff Trace  
Atlanta, GA 30350

In2Food Inc  
1775 Breckinridge Pkwy  
Duluth, GA 33096

Shoes for Crews LLC  
PO Box 504634  
St Louis, MO 63150

C&O Inc  
1413 S Howard Ave  
Suite 100  
Tampa, FL 33606

Joanie Corneil  
704 W Bay Street  
Tampa, FL 33606

ShredGreen  
PO box 47687  
Tampa, FL 33646

Colonial Life Insurance

John Anthony, Esq  
Anthony & Partners, LLC  
201 N Franklin St, #2800  
Tampa, FL 33602

So Tampa Chamber of Commerce  
701 S Howard Ave, Ste 204  
Tampa, FL 33606

Cortland Reilly  
457 W Dale Ave  
Tampa, FL 33609

John Conner  
15907 Baycross Dr  
Lakewood Ranch, FL 34202

Staples Advantage  
PO Box 405386  
Dept ATL  
Atlanta, GA 30384

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

Tampa Bay Newspapers  
9911 Seminole Blvd  
Seminole, FL 33772

United Concordia  
4401 Deer Path Rd  
Harrisburg, PA 17110

UnitedHealthcare  
Dept CH 10151  
Palatine, IL 60055-0151

William Milner  
704 W Bay Street  
Tampa, FL 33606