<u>B1_(Official F</u>	<u>.urm_L)(1/0</u>		United S			uptcy (			***		Voluntary	Petition
Name of Del			r Last, First,	Middle):			Name	of Joint Del	btor (Spouse)	) (Last, First	, Middle):	
All Other Na (include man	All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names):						used by the J maiden, and		in the last 8 years			
Last four dig (if more than o	one, state all)	Sec. or Indiv	ridual-Taxpa	yer I.D. (I	TIN) No./C	Complete El	N Last fo	our digits of e than one, st	Soc. Sec. or ate all)	Individual-	Taxpayer I.D. (ITIN) N	lo./Complete EIN
Street Addres	ss of Debtor		treet, City, a	nd State):		ZIP Code	Street	Address of	Joint Debtor	(No. and St	treet, City, and State):	ZIP Code
<u></u>						33020-681						
County of Re		of the Princ	ipal Place of	Business				y of Resider	nce or of the	Principal P	lace of Business:	
Broward	•											
	iress of Deb nce De La ables, FL	eon Blvd.		et addres:	s):		Mailin	g Address (	of Joint Debt	or (if differe	ent from street address)	Y.
ourai Gi	uvies, FL				_	ZIP Code	_					ZIP Code
Tard's 1	Dain - 1	note - CP	more D. L.			33134	L					
Location of I	from street a	address abov	iness Debtor ve):									
		Debtor				of Business	<del></del>				ptcy Code Under Wh	ich
	•	rganization) one box)		☐ Heal	Check) Ith Care Bu	one box) siness		☐ Chapte		. couva is f	HELI (CHECK OHE BOX)	
☐ Individua	,	•	rs)	Sing		al Estate as	defined	☐ Chapte	er 9		Chapter 15 Petition for I	
	ibit D on pa		•	☐ Railı	road	(מנט)		Chapter 11 of a Foreign Main Proceeding  Chapter 12 Chapter 15 Petition for Recognition			•	
Corporat	•	s LLC and	LLP)		kbroker modity Bro	oker		☐ Chapte			of a Foreign Nonmain P	
☐ Partnersh	•	One of it	OVO service	☐ Clea	ring Bank			<u> </u>		<b>3.7</b> ·	a of Dobe	
Other (If check this	debtor is not box and state			Othe		mpt Entity					re of Debts ck one box)	
				unde	Check box tor is a tax- er Title 26 o	mpt Entity  i, if applicable exempt orgo of the United nal Revenue	e) anization d States	defined "incurre	are primarily co l in 11 U.S.C. { ed by an indivi nal, family, or	§ 101(8) as idual primaril	busi	ts are primarily iness debts.
		_	ee (Check on	ie box)	···			one box:		Chapter 11		e 101/217
Full Filin	•					1. 3. 2. 2.					as defined in 11 U.S.C. tor as defined in 11 U.S	
attach sig	gned applica	ation for the	ents (applica court's cons	ideration	certifying t	hat the debt	or Check	c if:			liquidated debts (exclu	
is unable	e to pay fee	except in in	stallments. R	tule 1006(	(b). See Offi	cial Form 3A	·   <u>-</u>	to insiders	or affiliates)		an \$2,190,000.	avois owed
☐ Filing Fee waiver requested (applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B.					Acceptano	being filed w ces of the pla	ın were solic	tion. cited prepetition from o with 11 U.S.C. § 1126				
Statistical/A									-,		IS SPACE IS FOR COUR	• •
_			be available					ag naid		1		
there wil	ll be no fund	is available	exempt prop for distributi	ion to uns	ecured cred	itors.		-s paiu,		]		
Estimated N		reditors	0		0	0						
1- 49	□ 50- 99	100- 199	200-	1,000- 5,000	5,001- 10,000	10,001- 25,000	25,001- 50,000	50,001- 100,000	OVER 100,000			
49 Estimated A		1 77	/25	J,000	10,000		JU,000	200,000	,	1		
Estimated A 50 to \$50,000	\$50,001 to \$100,000	\$100,001 to \$500,000	to \$1	\$1,000,001 to \$10 million	\$10,000,001 to \$50 million	\$50,000,001 to \$100 million	\$100,000,000 to \$500 million	1 \$500,000,001 to \$1 billion	More than \$1 billion			
Estimated L	_	<u></u>										
\$0 to \$50,000	\$50,001 to \$100,000	\$100,001 to \$500,000		\$1,000,001 to \$10 million	\$10,000,001 to \$50 million	\$50,000,001 to \$100 million	\$100,000,00 to \$500 million	1 \$500,000,001 to \$1 billion	More than	<u> </u>		

B1 (Official Forn Voluntary		Name of Debtor(s): SFD @ Holywood, LLC				
(This page mus	t be completed and filed in every case)					
·	All Prior Bankruptcy Cases Filed Within Last	8 Years (If more than two, attach				
Location Where Filed:	- None -	Case Number:	Date Filed:			
Location Where Filed:		Case Number:	Date Filed:			
Per	nding Bankruptcy Case Filed by any Spouse, Partner, or					
Name of Debto - None -	or:	Case Number:	Date Filed:			
District:	· · · · · · · · · · · · · · · · · · ·	Relationship:	Judge:			
forms 10K ar pursuant to S and is reques	Exhibit A  leted if debtor is required to file periodic reports (e.g., and 10Q) with the Securities and Exchange Commission lection 13 or 15(d) of the Securities Exchange Act of 1934 ting relief under chapter 11.)  A is attached and made a part of this petition.	I, the attorney for the petitioner na have informed the petitioner that [12, or 13 of title 11. United States	Exhibit B dual whose debts are primarily consumer debts.) med in the foregoing petition, declare that I he or she) may proceed under chapter 7, 11, Code, and have explained the relief available certify that I delivered to the debtor the notice  or(s) (Date)			
		O'BINGE OF FROM TO THE	/			
	Exh	libit C				
	r 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 identifi	iable harm to public health or safety?			
(T. :		aibit D	oh a sangrata Evhihit D \			
	leted by every individual debtor. If a joint petition is filed, ea D completed and signed by the debtor is attached and made nt petition:		en a separate Eximon D.)			
☐ Exhibit	D also completed and signed by the joint debtor is attached a					
	Information Regardin					
•	(Check any ap Debtor has been domiciled or has had a residence, princip days immediately preceding the date of this petition or for	al place of business, or principal a	ussets in this District for 180 an in any other District.			
	There is a bankruptcy case concerning debtor's affiliate, g					
	Certification by a Debtor Who Reside (Check all app	es as a Tenant of Residential Pro plicable boxes)	operty			
	Landlord has a judgment against the debtor for possession	n of debtor's residence. (If box chec	ked, complete the following.)			
(Name of landlord that obtained judgment)						
	(Address of landlord)					
	Debtor claims that under applicable nonbankruptcy law, t the entire monetary default that gave rise to the judgment	here are circumstances under which for possession, after the judgment	ch the debtor would be permitted to cure to rossession was entered, and			
	Debtor has included in this petition the deposit with the cafter the filing of the petition.					

Page 3 of 9

BI (Official Form 1)(1/08)  Voluntary Petition	Name of Debtor(s):
<b>*.</b>	SFD @ Holywood, LLC
(This page must be completed and filed in every case)	
_	natures
Signature(s) of Debtor(s) (Individual/Joint)  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 ?] I am aware that I may proceed under chapter ?, 11, 12, or 13 of title 11, United States Code, understand the railef available under each such chapter, and choose to proceed under chapter ?.  [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 request relief in accordance with the chapter of title 11, United States Code, specified in this petition.	Signature of a Foreign Representative  I declare under penalty of perjury that the information provided in this petition 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 Code Certified copies of the documents required by 11 U.S.C. §1515 are attached  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.
x	X Signature of Foreign Representative
X Signature of Debtor	Signature of Foreign Representative
X	Printed Name of Foreign Representative
X Signature of Joint Debtor	
	Date
Telephone 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 and the notices and information required under 1 U.S.C. §§ 110(b).
χ /s/ Thomas M. Messana	110(h), and 342(b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services
Signature of Attorney for Debtor(s)	chargeable by bankrupicy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a
Thomas M. Messana 991422 Printed Name of Attorney for Debtor(s)	debtor or accepting any fee from the debtor, as required in that section.  Official Form 19 is attached.
Messana Weinstein & Stern, P.A.	
Pirm Name 401 E Las Olas Blvd., Ste 1400 Ft. Lauderdale, FL 33301  Address	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 preparer.)(Required by 11 U.S.C. § 110.)
954-712-7400 Fax: 954-712-7401	
Telephone Number	
October 14, 2008  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 on behalf of the debter.  The debter requests relief in accordance with the chapter of title II, United States Code specified in this petition.	Signature of Bankruptcy Petition Preparer or officer, principal, responsible person, or partner whose Social Security number is provided above.  Names and Social-Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual:
X COLV	
Signature of Authorized Individual	If more than one person prepared this document, attach additional sheets
Charles R. Abele Printed Name of Authorized Individual	onforming to the appropriate official form for each person.
Printed Name of Authorized Individual  Managing Member	A bankrupicy petition preparer's failure to comply with the provisions of
Title of Authorized Individual	title 11 and the Federal Rules of Bankrupicy Procedure may result in fines or imprisonment or both 11 U.S.C. §110: 18 U.S.C. §156.
October 14, 2008	James of any touristics, or over 11 dealer grown as a second grown
Date	

B4 (Official Form 4) (12/07)

#### United States Bankruptcy Court Southern District of Florida

In re	SFD @ Holywood, LLC		Case No.	
		Debtor(s)	Chapter	

### 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]
90 Minute Courier 6883 NE 3rd Ave Miami, FL 33138	90 Minute Courier 6883 NE 3rd Ave Miami, FL 33138 305-759-5002	Courier Service		42.46
Becker & Poliakoff, P.A. 3111 Stirling Road Fort Lauderdale, FL 33312- 6525	Alan B. Koslow Becker & Poliakoff, P.A. 3111 Stirling Road Fort Lauderdale, FL 33312-6525 954-985-4169	Attorneys Fees		26,129.48
Broward Cnty Brd of Cnty Commissioners Fin. & Admin. Serv. Dept./Rev. Collectn Governmental Center Annex 115 S. Andrews Ave Fort Lauderdale, FL 33301	Broward Cnty Brd of Cnty Commissioners Fin. & Admin. Serv. Dept./Rev. Collectn Governmental Center Annex Fort Lauderdale, FL 33301	2007 Property Taxes		89,797.00
City of Hollywood Attorneys Office 2600 Hollywood Blvd. Hollywood, FL 33020	Minita Stockman City of Hollywood Attorneys Office 2600 Hollywood Blvd. Hollywood, FL 33020 954-921-3435	Attorneys fees		13,037.74
Craven Thompson & Associates, Inc. 3563 NW 53rd Ave Fort Lauderdale, FL 33309	Chad E Edwards Craven Thompson & Associates, Inc. 3563 NW 53rd Ave Fort Lauderdale, FL 33309 954-739-6400	Printing Fees		20.00
ECT 6300 NE 1st Ave, #100 Fort Lauderdale, FL 33334	Marc A. Lefebvre ECT 6300 NE 1st Ave, #100 Fort Lauderdale, FL 33334 954-771-0444	Source removal - Former Subway		68,878.80
Genovese Joblove & Battista, P.A. 200 E Broward Blvd., #1110 Fort Lauderdale, FL 33301	Genovese Joblove & Battista, P.A. 200 E Broward Blvd., #1110 Fort Lauderdale, FL 33301	Attorneys Fees		17,030.00

B4 (Official Form 4) (12/07) - Cont.							
In re	SFD @ Holywood, LLC	Case No.					
	Debtor(s)						

# LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

(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]
National Rent A Fence 3008 Stirling Road Hollywood, FL 33020	Caresa Colavito National Rent A Fence 3008 Stirling Road Hollywood, FL 33020 954-965-0277	Fence Rental		368.37
Orkin Pest Control P.O. Box 22780 Fort Lauderdale, FL 33335- 2780	Orkin Pest Control P.O. Box 22780 Fort Lauderdale, FL 33335-2780 954-522-6200	Monthly Fumigation		346.62
Ruden, McClosky, Smith, Schuster & Russell, P.A. 222 Lakeview Ave., #800 West Palm Beach, FL 33401- 6112	Marvin S. Rosen Ruden, McClosky, Smith, Schuster & Russell, P.A. 222 Lakeview Ave., #800 West Palm Beach, FL 33401-6112 561-838-4501	Attorneys Fees		5,106.65
VCI Building, LLC 2501 Hollywood Blvd. Hollywood, FL 33020	VCI Building, LLC 2501 Hollywood Blvd. Hollywood, FL 33020	Option Agreement Dispute	Contingent Unliquidated Disputed	Unknown
		1		

B4 (Official Form 4) (12/07)

#### United States Bankruptcy Court Southern District of Florida

In re	SFD @ Holywood, LLC		Case No.	
		Debtor(s)	Chapter	11

#### LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS DECLARATION UNDER PENALTY OF PERJURY 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	October 14, 2008	Signature	NUCL -	
			Charles R. Abele	Υ
			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 Florida

In re SFD @ Holywood, LLC	Debtor(s)	Case No. Chapter	11
	13\$0101(3)	Chaptor	
VERIFICAT	TION OF CREDITO	Ř MATRIX	
I, the Managing Member of the corporation named a	s the debtor in this case, hereby	verify that the attac	hed list of creditors is true and
correct to the best of my knowledge.			
Date: October 14, 2008	Charles R. Abele/Managing	Member	

Signer/Title

90 Minute Courier 6883 NE 3rd Ave Miami, FL 33138

Arthur Halsey Rice, Esq. Rice Pugatch Robinson & Schiller, PA 101 SE 3rd Ave #1800 Fort Lauderdale, FL 33301

Becker & Poliakoff, P.A. 3111 Stirling Road Fort Lauderdale, FL 33312-6525

Broward Cnty Brd of Cnty Commissioners Fin. & Admin. Serv. Dept./Rev. Collectn Governmental Center Annex 115 S. Andrews Ave Fort Lauderdale, FL 33301

Charles Abele 1200 Ponce de Leon Boulevard Coral Gables, FL 33134

City of Hollywood Attorneys Office 2600 Hollywood Blvd. Hollywood, FL 33020

City of Hollywood City Manager/City Attorney 2600 Hollywood Blvd. Hollywood, FL 33020

City of Hollywood Community Redevelopment Agency 3330 N Federal Hwy Hollywood, FL 33020

CRA General Counsel City of Hollywood 2600 Hollywood Blvd. Hollywood, FL 33020

Craven Thompson & Associates, Inc. 3563 NW 53rd Ave Fort Lauderdale, FL 33309

David Haber, Esq.
David B. Haber, P.A.
Suntrust Intercoastal Center, #1820
1 SE 3rd Ave
Miami, FL 33131

ECT 6300 NE 1st Ave, #100 Fort Lauderdale, FL 33334 Genovese Joblove & Battista, P.A. 200 E Broward Blvd., #1110 Fort Lauderdale, FL 33301

Holly Abele 1200 Ponce de Leon Boulevard Coral Gables, FL 33134

Jonathan D. Beloff, Esq. Beloff & Schwartz 1111 Lincoln Rd, #400 Miami Beach, FL 33139

Jose Boschetti 1200 Ponce de Leon Boulevard Coral Gables, FL 33134

National Rent A Fence 3008 Stirling Road Hollywood, FL 33020

Ocean Bank 780 NW 42 Ave Miami, FL 33126

Orkin Pest Control P.O. Box 22780 Fort Lauderdale, FL 33335-2780

Ruden, McClosky, Smith, Schuster
& Russell, P.A.
222 Lakeview Ave., #800
West Palm Beach, FL 33401-6112

Silvia Boschetti 1200 Ponce de Leon Boulevard Coral Gables, FL 33134

VCI Building, LLC 2501 Hollywood Blvd. Hollywood, FL 33020