

B1 (Official Form 1)(4/10)

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

**Voluntary Petition**

Name of Debtor (if individual, enter Last, First, Middle): <b>One Ocean Plaza 2001, Ltd</b>	Name of Joint Debtor (Spouse) (Last, First, Middle):
All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names):	All Other Names used by the Joint Debtor in the last 8 years (include married, maiden, and trade names):
Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all) <b>65-1066258</b>	Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all)
Street Address of Debtor (No. and Street, City, and State): <b>One S. Ocean Blvd. Suite 204 Boca Raton, FL</b>	Street Address of Joint Debtor (No. and Street, City, and State):
ZIP Code <b>33432</b>	ZIP Code
County of Residence or of the Principal Place of Business: <b>Palm Beach</b>	County of Residence or of the Principal Place of Business:
Mailing Address of Debtor (if different from street address):	Mailing Address of Joint Debtor (if different from street address):
ZIP Code	ZIP Code

Location of Principal Assets of Business Debtor (if different from street address above):

<b>Type of Debtor</b> (Form of Organization) (Check one box)  <input type="checkbox"/> Individual (includes Joint Debtors) <i>See Exhibit D on page 2 of this form.</i> <input type="checkbox"/> Corporation (includes LLC and LLP) <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Other (If debtor is not one of the above entities, check this box and state type of entity below.)	<b>Nature of Business</b> (Check one box)  <input type="checkbox"/> Health Care Business <input checked="" type="checkbox"/> Single Asset Real Estate as defined in 11 U.S.C. § 101 (51B) <input type="checkbox"/> Railroad <input type="checkbox"/> Stockbroker <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Clearing Bank <input type="checkbox"/> Other  <hr/> <b>Tax-Exempt Entity</b> (Check box, if applicable) <input type="checkbox"/> Debtor is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code).	<b>Chapter of Bankruptcy Code Under Which the Petition is Filed</b> (Check one box)  <input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 9 <input checked="" type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Chapter 13  <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Main Proceeding <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Nonmain Proceeding  <b>Nature of Debts</b> (Check one box)  <input type="checkbox"/> Debts are primarily consumer debts, defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or household purpose." <input checked="" type="checkbox"/> Debts are primarily business debts.
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<b>Filing Fee</b> (Check one box)  <input checked="" type="checkbox"/> Full Filing Fee attached  <input type="checkbox"/> Filing Fee to be paid in installments (applicable to individuals only). Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b). See Official Form 3A.  <input type="checkbox"/> Filing Fee waiver requested (applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B.	<b>Chapter 11 Debtors</b> Check one box: <input type="checkbox"/> Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). <input checked="" type="checkbox"/> Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D). Check if: <input checked="" type="checkbox"/> Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,343,300 (amount subject to adjustment on 4/01/13 and every three years thereafter).  Check all applicable boxes: <input type="checkbox"/> A plan is being filed with this petition. <input type="checkbox"/> Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
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**Statistical/Administrative Information**

Debtor estimates that funds will be available for distribution to unsecured creditors.  
 Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.

**Estimated Number of Creditors**

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

**Estimated Assets**

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

**Estimated Liabilities**

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

THIS SPACE IS FOR COURT USE ONLY

<b>Voluntary Petition</b> <i>(This page must be completed and filed in every case)</i>		Name of Debtor(s): <b>One Ocean Plaza 2001, Ltd</b>	
<b>All Prior Bankruptcy Cases Filed Within Last 8 Years</b> (If more than two, attach additional sheet)			
Location Where Filed: <b>- None -</b>		Case Number:	Date Filed:
Location Where Filed:		Case Number:	Date Filed:
<b>Pending Bankruptcy Case Filed by any Spouse, Partner, or Affiliate of this Debtor</b> (If more than one, attach additional sheet)			
Name of Debtor: <b>- None -</b>		Case Number:	Date Filed:
District:		Relationship:	Judge:
<b>Exhibit A</b>		<b>Exhibit B</b>	
(To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.)  <input type="checkbox"/> Exhibit A is attached and made a part of this petition.		(To be completed if debtor is an individual whose debts are primarily consumer debts.) I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I delivered to the debtor the notice required by 11 U.S.C. §342(b).  <input checked="" type="checkbox"/> _____ Signature of Attorney for Debtor(s) (Date)	
<b>Exhibit C</b>			
Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety?			
<input type="checkbox"/> Yes, and Exhibit C is attached and made a part of this petition. <input checked="" type="checkbox"/> No.			
<b>Exhibit D</b>			
(To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.)			
<input type="checkbox"/> Exhibit D completed and signed by the debtor is attached and made a part of this petition. If this is a joint petition: <input type="checkbox"/> Exhibit D also completed and signed by the joint debtor is attached and made a part of this petition.			
<b>Information Regarding the Debtor - Venue</b>			
(Check any applicable box)			
<input checked="" type="checkbox"/> Debtor has been domiciled or has had a residence, 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. <input type="checkbox"/> There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District. <input type="checkbox"/> Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in a federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District.			
<b>Certification by a Debtor Who Resides as a Tenant of Residential Property</b>			
(Check all applicable boxes)			
<input type="checkbox"/> Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.)  _____ (Name of landlord that obtained judgment)   _____ (Address of landlord)			
<input type="checkbox"/> Debtor claims that under applicable nonbankruptcy law, there are circumstances under which the debtor would be permitted to cure the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and <input type="checkbox"/> Debtor has included in this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition. <input type="checkbox"/> Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(l)).			

**Voluntary Petition**  
*(This page must be completed and filed in every case)*

Name of Debtor(s):  
**One Ocean Plaza 2001, Ltd**

**Signatures**

**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 7] I am aware that I may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7.  
[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.

**X** \_\_\_\_\_  
Signature of Debtor

**X** \_\_\_\_\_  
Signature of Joint Debtor

\_\_\_\_\_  
Telephone Number (If not represented by attorney)

\_\_\_\_\_  
Date

**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** \_\_\_\_\_  
Signature of Foreign Representative

\_\_\_\_\_  
Printed Name of Foreign Representative

\_\_\_\_\_  
Date

**Signature of Attorney\***

**X** /s/ Bart A. Houston  
Signature of Attorney for Debtor(s)

Bart A. Houston 623636  
Printed Name of Attorney for Debtor(s)

The Kopelowitz Ostrow Firm, PA  
Firm Name

200 SW 1st Avenue  
Suite 1200  
Fort Lauderdale, FL 33301

\_\_\_\_\_  
Address

**Email: houston@kolawyers.com**

954.525.4100 Fax: 954.525.4300  
Telephone Number

\_\_\_\_\_  
Date

\*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.

**Signature of Non-Attorney Bankruptcy Petition Preparer**

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 compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 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 chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19 is attached.

\_\_\_\_\_  
Printed Name and title, if any, of Bankruptcy Petition Preparer

\_\_\_\_\_  
Social-Security number (If the bankruptcy 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.)

\_\_\_\_\_  
Address

**X** \_\_\_\_\_  
Date

\_\_\_\_\_  
Date

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:

If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.

*A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both 11 U.S.C. §110; 18 U.S.C. §156.*

**Signature of Debtor (Corporation/Partnership)**

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 debtor.

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

**X** /s/ Michael Liss  
Signature of Authorized Individual

Michael Liss  
Printed Name of Authorized Individual

President (General Partner)  
Title of Authorized Individual

\_\_\_\_\_  
Date

B4 (Official Form 4) (12/07)

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

In re One Ocean Plaza 2001, Ltd

Debtor(s)

Case No.

Chapter 11

**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)
<i>Name of creditor and complete mailing address including zip code</i>	<i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	<i>Nature of claim (trade debt, bank loan, government contract, etc.)</i>	<i>Indicate if claim is contingent, unliquidated, disputed, or subject to setoff</i>	<i>Amount of claim [if secured, also state value of security]</i>
AT&T Unknown	AT&T Unknown	Utility Service		Unknown
Boca Security Center & Locksmith, LLC 1811 North West 2nd Avenue Boca Raton, FL 33432	Boca Security Center & Locksmith, LLC 1811 North West 2nd Avenue Boca Raton, FL 33432	Utility		Unknown
Bureau of Elevator	Bureau of Elevator			Unknown
City Maintenance Supply 6725 NW 16th Terrace Fort Lauderdale, FL 33309	City Maintenance Supply 6725 NW 16th Terrace Fort Lauderdale, FL 33309	Supplies		Unknown
City of Boca Raton 201 West Palmetto Park Road Boca Raton, FL 33432	City of Boca Raton 201 West Palmetto Park Road Boca Raton, FL 33432			Unknown
Cosgrove Enterprises 14300 NW 77th Court Hialeah, FL 33016-1534	Cosgrove Enterprises 14300 NW 77th Court Hialeah, FL 33016-1534			Unknown
Florida Department of Revenue 5050 W. Tennessee St. Tallahassee, FL 32399	Florida Department of Revenue 5050 W. Tennessee St. Tallahassee, FL 32399			Unknown
Florida Power & Light Co 21400 Powerline Road Boca Raton, FL 33433	Florida Power & Light Co 21400 Powerline Road Boca Raton, FL 33433	Utility Services		Unknown
Global Realty & Investments	Global Realty & Investments			Unknown
Howell's Lawn Services Fort Lauderdale, FL 33319	Howell's Lawn Services Fort Lauderdale, FL 33319	Landscaping		Unknown
Johnstone Supply 6500 East Rogers Circle Boca Raton, FL 33487	Johnstone Supply 6500 East Rogers Circle Boca Raton, FL 33487			Unknown
Lance W. Shinder, P.A. 2300 Glades Rd. # 207E Boca Raton, FL 33431-7335	Lance W. Shinder, P.A. 2300 Glades Rd. # 207E Boca Raton, FL 33431-7335	Legal Services		Unknown

B4 (Official Form 4) (12/07) - Cont.

In re One Ocean Plaza 2001, Ltd

Case No. \_\_\_\_\_

Debtor(s)

**LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS**

(Continuation Sheet)

(1)	(2)	(3)	(4)	(5)
<i>Name of creditor and complete mailing address including zip code</i>	<i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	<i>Nature of claim (trade debt, bank loan, government contract, etc.)</i>	<i>Indicate if claim is contingent, unliquidated, disputed, or subject to setoff</i>	<i>Amount of claim [if secured, also state value of security]</i>
Lawrence Saks c/o Michael J. Liss, Esq. P.O. Box 812281 Boca Raton, FL 33481	Lawrence Saks c/o Michael J. Liss, Esq. P.O. Box 812281 Boca Raton, FL 33481			Unknown
Light Bulbs Unlimited 2273 North Federal Highway □□ Boca Raton, FL 33431-7709	Light Bulbs Unlimited 2273 North Federal Highway □□ Boca Raton, FL 33431-7709	Supplies		Unknown
Mitchell B. Kirschner 1515 North Federal Highway # 314 Boca Raton, FL 33431	Mitchell B. Kirschner 1515 North Federal Highway # 314 Boca Raton, FL 33431			Unknown
O.T. Services 1335 Okeechobee Rd # 500 West Palm Beach, FL 33401-6830	O.T. Services 1335 Okeechobee Rd # 500 West Palm Beach, FL 33401-6830			Unknown
Palm Beach County Tax Collector Attn: Property Tax Dept. P.O. Box 3353 West Palm Beach, FL 33402-3353	Palm Beach County Tax Collector Attn: Property Tax Dept. P.O. Box 3353 West Palm Beach, FL 33402-3353	Property Tax		128,923.57
Penn-Florida Capital 1515 North Federal Highway #306 Boca Raton, FL 33432	Penn-Florida Capital 1515 North Federal Highway #306 Boca Raton, FL 33432	Property Management		Unknown
Pilgrim Mat Services 1321 53rd Street West Palm Beach, FL 33407-2293	Pilgrim Mat Services 1321 53rd Street West Palm Beach, FL 33407-2293	Property Maintenance		Unknown
Ricky's Electric Company	Ricky's Electric Company	Utility		Unknown

**DECLARATION UNDER PENALTY OF PERJURY  
ON BEHALF OF A CORPORATION OR PARTNERSHIP**

I, the President (General Partner) of the partnership 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 \_\_\_\_\_

Signature /s/ Michael Liss**Michael Liss****President (General Partner)**

*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.

AT&T  
Unknown

Boca Security Center & Locksmith, LLC  
1811 North West 2nd Avenue  
Boca Raton, FL 33432

Bureau of Elevator

City Maintenance Supply  
6725 NW 16th Terrace  
Fort Lauderdale, FL 33309

City of Boca Raton  
201 West Palmetto Park Road  
Boca Raton, FL 33432

Cosgrove Enterprises  
14300 NW 77th Court  
Hialeah, FL 33016-1534

Florida Department of Revenue  
5050 W. Tennessee St.  
Tallahassee, FL 32399

Florida Power & Light Co  
21400 Powerline Road  
Boca Raton, FL 33433

Global Realty & Investments

Howell's Lawn Services  
Fort Lauderdale, FL 33319

Johnstone Supply  
6500 East Rogers Circle  
Boca Raton, FL 33487

Lance W. Shinder, P.A.  
2300 Glades Rd. # 207E  
Boca Raton, FL 33431-7335

Lawrence Saks  
c/o Michael J. Liss, Esq.  
P.O. Box 812281  
Boca Raton, FL 33481

Light Bulbs Unlimited  
2273 North Federal Highway□□  
Boca Raton, FL 33431-7709

Lynette E. McGuinness, Esq.  
1200 Ponce de Leon Blvd.  
Coral Gables, FL 33134

Mitchell B. Kirschner  
1515 North Federal Highway  
# 314  
Boca Raton, FL 33431

O.T. Services  
1335 Okeechobee Rd # 500  
West Palm Beach, FL 33401-6830

One South Ocean Drive, Ltd.

Palm Beach County Tax Collector  
Attn: Property Tax Dept.  
P.O. Box 3353  
West Palm Beach, FL 33402-3353

Penn-Florida Capital  
1515 North Federal Highway  
#306  
Boca Raton, FL 33432

Pilgrim Mat Services  
1321 53rd Street  
West Palm Beach, FL 33407-2293

Ricky's Electric Company

Sabadell United Bank  
1111 Brickel Avenue  
30th Floor  
Miami, FL 33131

Sabadell United Bank, N.A.  
1111 Brickel Avenue  
30th Floor  
Miami, FL 33131

Waste Management