United States Bankruptcy Court Southern District of Florida						Voluntary Petition					
	Name of Debtor (if individual, enter Last, First, Middle): 400 East Palmetto Park Road, LLC				Name	of Joint De	ebtor (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 dig (if more than one	, state all)	Sec. or Indi	vidual-Taxpa	yer I.D. (ITIN) No./	Complete E	EIN Last f	our digits o	f Soc. Sec. or	Individual-	Taxpayer I.D. (ITIN) No./Complete EIN
Street Addre	ss of Debto almetto I	or (No. and S Park Roa	-	and State)	:	ZIP Code		Address of	Joint Debtor	(No. and St	reet, City, and State): ZIP Code
						33432					
County of Ro		of the Princ	cipal Place o	f Business	s:		Count	y of Reside	ence or of the	Principal Pl	ace of Business:
Mailing Add	ress of Deb	otor (if diffe	rent from str	eet addres	s):		Mailii	ng Address	of Joint Debte	or (if differe	nt from street address):
					Г	ZIP Code	<u>:</u>				ZIP Code
Location of I (if different f	Location of Principal Assets of Business Debtor (if different from street address above): 400 East Palmetto Park Road Boca Raton, FL 33432										
(F		f Debtor	1)			of Business	S				otcy Code Under Which
(Form of Organization) (Check one box) ☐ Individual (includes Joint Debtors) See Exhibit D on page 2 of this form. ☐ Corporation (includes LLC and LLP) ☐ Partnership ☐ Other (If debtor is not one of the above entities, check this box and state type of entity below.) ☐ (Check one box) ☐ Health Care Business ☐ Single Asset Real Estate as defined in 11 U.S.C. § 101 (51B) ☐ Railroad ☐ Stockbroker ☐ Commodity Broker ☐ Clearing Bank			s defined	the Petition is Filed (Check one box) Chapter 7 Chapter 9 Chapter 15 Petition for Recognition of a Foreign Main Proceeding Chapter 12 Chapter 15 Petition for Recognition of a Foreign Nonmain Proceeding							
	Chapter 1	15 Debtors		Othe							e of Debts k one box)
Country of de Each country by, regarding,	in which a fo	oreign procee	eding	unde		the United S	le) zation tates	Debts are primarily consumer debts, defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for			
_	Fil	ling Fee (C	heck one box	()			one box:		-	ter 11 Debt	
	to be paid in ned application	n installments on for the cou	(applicable to art's considerat a installments.	ion certifyi	ng that the	Check	Debtor is not if: Debtor's agg	a small busing regate nonco \$2,343,300 (ntingent liquida	efined in 11 U	C. § 101(51D). U.S.C. § 101(51D). cluding debts owed to insiders or affiliates) t on 4/01/13 and every three years thereafter).
Filing Fee attach sign			able to chapter art's considerat			BB.	A plan is bei Acceptances	ng filed with of the plan w		epetition fron	n one or more classes of creditors,
Statistical/A				C 11			11.			THIS	S SPACE IS FOR COURT USE ONLY
	stimates tha	it, after any	exempt prop	erty is ex	cluded and	administrat		es paid,			
Estimated No	umber of C 50- 99	reditors 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		
Estimated As		\$100,001 to \$500,000	\$500,001 to \$1	\$1,000,001 to \$10 million	\$10,000,001 to \$50 million	\$50,000,001 to \$100 million	\$100,000,001 to \$500 million		More than		
Estimated Li \$0 to \$50,000	abilities \$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			

Case 12-31828-EPK Doc 1 Filed 09/12/12 Page 2 of 10

B1 (Official For	rm 1)(12/11)		Page 2		
Voluntar	y Petition	Name of Debtor(s):	Poad II C		
(This page mı	ust be completed and filed in every case)	400 East Palmetto Park Road, LLC			
1 0	All Prior Bankruptcy Cases Filed Within Last	t 8 Years (If more than two, attac	ch additional sheet)		
Location Where Filed:	- None -	Case Number:	Date Filed:		
Location Where Filed:		Case Number:	Date Filed:		
P6	ending Bankruptcy Case Filed by any Spouse, Partner, or	Affiliate of this Debtor (If more	e than one, attach additional sheet)		
Name of Debt Boca Post	tor: Office, LLC	Case Number: 12-30463-EPK	Date Filed: 8/28/12		
District: US Bankru	ptcy Court, Southern District of Florida	Relationship: Affiliate	Judge: Eric P. Kimball		
	Exhibit A	(To be completed if debtor is an indi-	Exhibit 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.) □ Exhibit A is attached and made a part of this petition. (To be completed if debtor is an individual whose debts are primarily consumer debt I, the attorney for the petitioner named in the foregoing petition, declare the have informed the petitioner that [he or she] may proceed under chapter 7, 12, or 13 of title 11, United States Code, and have explained the relief avail under each such chapter. I further certify that I delivered to the debtor the required by 11 U.S.C. §342(b). X Signature of Attorney for Debtor(s) (Date)					
	Ext	nibit C	_		
	or own or have possession of any property that poses or is alleged to d Exhibit C is attached and made a part of this petition.	pose a threat of imminent and identi	ifiable harm to public health or safety?		
	Ext	nibit D			
_	pleted by every individual debtor. If a joint petition is filed, ea	-	ach a separate Exhibit D.)		
If this is a jo	D completed and signed by the debtor is attached and made	a part of this petition.			
-	D also completed and signed by the joint debtor is attached a	and made a part of this petition.			
	Information Regarding	_			
_	(Check any ap Debtor has been domiciled or has had a residence, princip		assets in this District for 190		
-	days immediately preceding the date of this petition or for				
	There is a bankruptcy case concerning debtor's affiliate, go	eneral partner, or partnership pen	iding in this District.		
	Debtor is a debtor in a foreign proceeding and has its princ this District, or has no principal place of business or assets proceeding [in a federal or state court] in this District, or the sought in this District.	s in the United States but is a defe	fendant in an action or		
	Certification by a Debtor Who Reside (Check all app		coperty		
	Landlord has a judgment against the debtor for possession		cked, complete the following.)		
	(Name of landlord that obtained judgment)				
	(Tamb of Interest and Seamon Jung. 11611)				
	(Address of landlord)				
	Debtor claims that under applicable nonbankruptcy law, the				
	the entire monetary default that gave rise to the judgment in Debtor has included in this petition the deposit with the co	• •	-		
	after the filing of the petition. Debtor certifies that he/she has served the Landlord with the served the serv	his certification. (11 U.S.C. § 362	2(1)).		

B1 (Official Form 1)(12/11) Page 3

Voluntary Petition

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

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 Attorney*

X /s/ Bradley S. Shraiberg

Signature of Attorney for Debtor(s)

Bradley S. Shraiberg 121622

Printed Name of Attorney for Debtor(s)

Shraiberg, Ferrara, & Landau P.A.

Firm Name

2385 NW Executive Center Dr Suite 300 Boca Raton, FL 33431

Address

Email: bshraiberg@sfl-pa.com

561 443 0800 Fax: 561 998 0047

Telephone Number

September 12, 2012

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 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/ Gregory Talbott

Signature of Authorized Individual

Gregory Talbott

Printed Name of Authorized Individual

Manager

Title of Authorized Individual

September 12, 2012

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.)

Name of Debtor(s):

- ☐ 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.

₹ 7
X

Signature of Foreign Representative

400 East Palmetto Park Road, LLC

Printed Name of Foreign Representative

Date

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 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.)

	_			
٩	٧	v	•	
	١,	8		

Date

Address

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.

B4 (Official Form 4) (12/07)

United States Bankruptcy Court Southern District of Florida

In re	400 East Palmetto Park Road, LLC	Case No.		
		Debtor(s)	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)
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]
C. Brooks Ricca, Esq.	C. Brooks Ricca, Esq.			15,000.00
1615 Forum Place, Suite 200	1615 Forum Place, Suite 200			
West Palm Beach, FL 33401	West Palm Beach, FL 33401	400 Foot Dolmotto		42 404 50
City of Boca Raton 201 W. Palmetto Park Rd	City of Boca Raton 201 W. Palmetto Park Rd	400 East Palmetto Park Road, Boca		13,491.58 (0.00 secured)
Boca Raton, FL 33432-3795	Boca Raton, FL 33432-3795	Raton, FL 33432		(4,939,640.22 senior lien)
Florida Department of Revenue Florida Dept. of Revenue 5050 W. Tennessee St. Tallahassee, FL 32399-0135	Florida Department of Revenue Florida Dept. of Revenue 5050 W. Tennessee St. Tallahassee, FL 32399-0135			Unknown
Internal Revenue Service Attn: Special Procedures P.O. Box 34045 Stop 572 Jacksonville, FL 32202	Internal Revenue Service Attn: Special Procedures P.O. Box 34045 Jacksonville, FL 32202			Unknown
Internal Revenue Service	Internal Revenue Service			Unknown
P.O. Box 7346	P.O. Box 7346			
Philadelphia, PA 19114	Philadelphia, PA 19114			
James H. Batmasian	James H. Batmasian	400 East Palmetto	Unliquidated	4,800,000.00
Marta Batmasian	Marta Batmasian	Park Road, Boca	Disputed	
215 North Federal Hwy, #1	215 North Federal Hwy, #1	Raton, FL 33432		(0.00 secured)
Boca Raton, FL 33432	Boca Raton, FL 33432			
Office of Attorney General	Office of Attorney General			Unknown
State of Florida	State of Florida			
The Capitol PL-01	The Capitol PL-01			
Tallahassee, FL 32399-1050	Tallahassee, FL 32399-1050			
Palm Beach County Tax	Palm Beach County Tax Collector			Unknown
Collector	301 North Olive Ave			
301 North Olive Ave	West Palm Beach, FL 33401			
West Palm Beach, FL 33401	Palm Panah Caunty Tay Callester	400 Foot Dolms !! -		F2 470 70
Palm Beach County Tax Collector	Palm Beach County Tax Collector 301 North Olive Ave	400 East Palmetto		53,178.78
		Park Road, Boca		(0.00 secured)
301 North Olive Ave West Palm Beach, FL 33401	West Palm Beach, FL 33401	Raton, FL 33432		(4,800,000.00 senior lien)
vvest raim beach, rt 33401				Semor nem)

B4 (Offi	cial Form 4) (12/07) - Cont.		
In re	400 East Palmetto Park Road, 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]
Palm Beach County Tax Collector 301 North Olive Ave	Palm Beach County Tax Collector 301 North Olive Ave West Palm Beach, FL 33401	400 East Palmetto Park Road, Boca Raton, FL 33432		47,823.40 (0.00 secured) (4,853,178.78
West Palm Beach, FL 33401	, 111	,		senior lien)
Palm Beach County Tax Collector 301 North Olive Ave West Palm Beach, FL 33401	Palm Beach County Tax Collector 301 North Olive Ave West Palm Beach, FL 33401	400 East Palmetto Park Road, Boca Raton, FL 33432		38,638.04 (0.00 secured) (4,901,002.18 senior lien)
Rod Longman 457 Royal Palm Way Boca Raton, FL 33432	Rod Longman 457 Royal Palm Way Boca Raton, FL 33432			1,000,000.00
SEC Headquarters 100 F Street, NE Washington, DC 20549	SEC Headquarters 100 F Street, NE Washington, DC 20549			Unknown
Securities and Exchange Commission 801 Brickell Ave., Suite 1800 Miami, FL 33131	Securities and Exchange Commission 801 Brickell Ave., Suite 1800 Miami, FL 33131			Unknown
Stuart Rubin CPA 1500 West Cypress Creek Road Fort Lauderdale, FL 33309	Stuart Rubin CPA 1500 West Cypress Creek Road Fort Lauderdale, FL 33309			5,000.00
United States Attorney General's Office US Department of Justice 950 Pennsylvania Avenue Washington, DC 20530-0001	United States Attorney General's Office US Department of Justice 950 Pennsylvania Avenue Washington, DC 20530-0001			Unknown
US Attorney Southern District of Florida 500 East Broward Boulevard Fort Lauderdale, FL 33394	US Attorney Southern District of Florida 500 East Broward Boulevard Fort Lauderdale, FL 33394			Unknown

B4 (Offic	cial Form 4) (12/07) - Cont.		
In re	400 East Palmetto Park Road, LLC	Case No.	
	Debtor(s)		

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

(Continuation Sheet)

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF A 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 and that it is true and correct to the best of my information and belief.

Date	September 12, 2012	Signature	/s/ Gregory Talbott
			Gregory Talbott
			Manager

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

Sou	thern District of Flori	da	
re 400 East Palmetto Park Road, LLC		Case No	
	Debtor	, Chapter	11
LIST OF E Following is the list of the Debtor's equity security holder	QUITY SECURIT ers which is prepared in acco		(3) for filing in this chapter 11 ca
Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
Gregory Talbott & Mimi Talbott 426 E. Palmetto Park Road Boca Raton, FL 33432			100% as tenants by the entireties
DECLARATION UNDER PENALTY OF I I, the Manager of the corporation named			
foregoing List of Equity Security Holders and			
Date September 12, 2012		/s/ Gregory Talbott Gregory Talbott Manager	
Penalty for making a false statement or concealin	g property: Fine of up to 18 U.S.C §§ 152 and 3		ent for up to 5 years or both.

United States Bankruptcy Court Southern District of Florida

In re	400 East Palmetto Park Road, LLC	С	Case No.	
		Debtor(s)	Chapter	11
	VERIF	ICATION OF CREDITOR M	IATRIX	
I, the M	Ianager of the corporation named as the	he debtor in this case, hereby verify that the	attached list of	creditors is true and correct to
the best	of my knowledge.			
Date:	September 12, 2012	/s/ Gregory Talbott		
		Gregory Talbott/Manager		
		Signer/Title		

C. Brooks Ricca, Esq. 1615 Forum Place, Suite 200 West Palm Beach, FL 33401

City of Boca Raton 201 W. Palmetto Park Rd Boca Raton, FL 33432-3795

Florida Department of Revenue Florida Dept. of Revenue 5050 W. Tennessee St. Tallahassee, FL 32399-0135

Internal Revenue Service Attn: Special Procedures P.O. Box 34045 Stop 572 Jacksonville, FL 32202

Internal Revenue Service P.O. Box 7346 Philadelphia, PA 19114

James H. Batmasian Marta Batmasian 215 North Federal Hwy, #1 Boca Raton, FL 33432

James H. Batmasian c/o George L. Sigalos, Esq. Simon & Sigalos, LLP 3839 NW Boca Raton Blvd, Suite 100 Boca Raton, FL 33431

Office of Attorney General State of Florida The Capitol PL-01 Tallahassee, FL 32399-1050

Palm Beach County Tax Collector 301 North Olive Ave West Palm Beach, FL 33401

Palm Beach County Tax Collector 301 North Olive Ave West Palm Beach, FL 33401

Palm Beach County Tax Collector 301 North Olive Ave West Palm Beach, FL 33401

Palm Beach County Tax Collector 301 North Olive Ave West Palm Beach, FL 33401

Rod Longman 457 Royal Palm Way Boca Raton, FL 33432

SEC Headquarters 100 F Street, NE Washington, DC 20549

Securities and Exchange Commission 801 Brickell Ave., Suite 1800 Miami, FL 33131

Stuart Rubin CPA 1500 West Cypress Creek Road Fort Lauderdale, FL 33309

United States Attorney General's Office US Department of Justice 950 Pennsylvania Avenue Washington, DC 20530-0001

US Attorney Southern District of Florida 500 East Broward Boulevard Fort Lauderdale, FL 33394