

**Fill in this information to identify your case:**

United States Bankruptcy Court for the:

SOUTHERN DISTRICT OF FLORIDA

Case number (if known) \_\_\_\_\_

Chapter you are filing under:

☐ Chapter 7☒ Chapter 11☐ Chapter 12☐ Chapter 13☐ Check if this an amended filing

## Official Form 201

**Voluntary Petition for Non-Individuals Filing for Bankruptcy**

12/15

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 Traffic Plaza del Norte, Inc.

2. All other names debtor used in the last 8 years  
 Include any assumed names, trade names and doing business as names  
DBA Traffic  
DBA Traffic Shoe  
DBA Traffic Shoes

3. Debtor's federal Employer Identification Number (EIN) 66-0719972

4. Debtor's address Principal place of business Mailing address, if different from principal place of business

10701 NW 127 St  
Medley, FL 33178

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

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

Miami-Dade  
 County

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

Various retail stores located in Puerto Rico  
 Number, Street, City, State & ZIP Code

5. Debtor's website (URL) \_\_\_\_\_

6. Type of debtor ☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))  
☐ Partnership  
☐ Other. Specify: \_\_\_\_\_

Debtor **Traffic Plaza del Norte, Inc.**  
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(53AB))
- ☐ 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. §80a-3)

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.  
See <http://www.naics.com/search/>.

**4482****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 \$2,490,925 (amount subject to adjustment on 4/01/16 and every three 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 operation, 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	<b>Goodman and Dominguez, Inc.</b>	Relationship to you	<b>affiliate</b>
District	<b>Southern District of Florida</b>	When	<b>1/04/16</b>
		Case number, if known	<b>16-10056</b>

Debtor

**Traffic Plaza del Norte, Inc.**

Case number (if known)

Name

**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 &amp; 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**☒ 1-49☐ 50-99☐ 100-199☐ 200-999☐ 1,000-5,000☐ 5001-10,000☐ 10,001-25,000☐ 25,001-50,000☐ 50,001-100,000☐ More than 100,000**15. Estimated Assets**☐ \$0 - \$50,000☒ \$50,001 - \$100,000☐ \$100,001 - \$500,000☐ \$500,001 - \$1 million☐ \$1,000,001 - \$10 million☐ \$10,000,001 - \$50 million☐ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion**16. Estimated liabilities**☐ \$0 - \$50,000☐ \$50,001 - \$100,000☒ \$100,001 - \$500,000☐ \$500,001 - \$1 million☐ \$1,000,001 - \$10 million☐ \$10,000,001 - \$50 million☐ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion

Debtor **Traffic Plaza del Norte, Inc.**  
Name

Case number (if known)

**Request for Relief, Declaration, and Signature****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 **January 4, 2016**  
MM / DD / YYYY**X /s/ David Goodman**  
Signature of authorized representative of debtor  
  
Title **Sole Director****David Goodman**  
Printed name**18. Signature of attorney****X /s/ Peter D. Russin**  
Signature of attorney for debtorDate **January 4, 2016**  
MM / DD / YYYY**Peter D. Russin**  
Printed name**Meland Russin & Budwick, P.A.**  
Firm name**200 South Biscayne Boulevard**  
**Suite 3200**  
**Miami, FL 33131**  
Number, Street, City, State & ZIP CodeContact phone **(305) 358-6363** Email address**765902**  
Bar number and State

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

In re Traffic Plaza del Norte, Inc.

Debtor(s)

Case No.  
Chapter11

**STATEMENT REGARDING AUTHORITY TO SIGN AND FILE PETITION**

I, **David Goodman**, declare under penalty of perjury that I am the **Sole Director** of **Traffic Plaza del Norte, Inc.**, and that the following is a true and correct copy of the resolutions adopted by the Board of Directors of said corporation at a special meeting duly called and held on the 4th day of January, 2016.

"Whereas, it is in the best interest of this corporation to file a voluntary petition in the United States Bankruptcy Court pursuant to Chapter 11 of Title 11 of the United States Code;

Be It Therefore Resolved, that **David Goodman, Sole Director** of this Corporation, is authorized and directed to execute and deliver all documents necessary to perfect the filing of a chapter 11 voluntary bankruptcy case on behalf of the corporation; and

Be It Further Resolved, that **David Goodman, Sole Director** of this Corporation is authorized and directed to appear in all bankruptcy proceedings on behalf of the corporation, and to otherwise do and perform all acts and deeds and to execute and deliver all necessary documents on behalf of the corporation in connection with such bankruptcy case, and

Be It Further Resolved, that **David Goodman, Sole Director** of this Corporation is authorized and directed to employ **Peter D. Russin 765902**, attorney and the law firm of **Meland Russin & Budwick, P.A.** to represent the corporation in such bankruptcy case."

Date January 4, 2016Signed /s/David Goodman  
David Goodman

Resolution of Board of Directors  
of  
**Traffic Plaza del Norte, Inc.**

Whereas, it is in the best interest of this corporation to file a voluntary petition in the the United States Bankruptcy Court pursuant to Chapter 11 of Title 11 of the United States Code;

Be It Therefore Resolved, that **David Goodman, Sole Director** of this Corporation, is authorized and directed to execute and deliver all documents necessary to perfect the filing of a chapter 11 voluntary bankruptcy case on behalf of the corporation; and

Be It Further Resolved, that **David Goodman, Sole Director** of this Corporation is authorized and directed to appear in all bankruptcy proceedings on behalf of the corporation, and to otherwise do and perform all acts and deeds and to execute and deliver all necessary documents on behalf of the corporation in connection with such bankruptcy case, and

Be It Further Resolved, that **David Goodman, Sole Director** of this Corporation is authorized and directed to employ **Peter D. Russin 765902**, attorney and the law firm of **Meland Russin & Budwick, P.A.** to represent the corporation in such bankruptcy case.

Date January 4, 2016

Signed /s/David Goodman  
**David Goodman**

**Fill in this information to identify the case:**

Debtor name **Traffic Plaza del Norte, Inc.**  
 United States Bankruptcy Court for the: **SOUTHERN 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
DDR Palma Real LLC SE P.O. Box 71557 San Juan, PR 00936		Store 81 - Palma Real Mall: Lease commercial space at 350 Carretera Estatal #3 Space # C126 Humacao, PR 00791, term expires 03/31/2016	Unliquidated			\$0.00
DDR Rio Hondo LLC SE P.O. Box 71557 San Juan, PR 00936		Store 80 - Rio Hondo Mall: Lease commercial space at Comerio Ave Int De Diego Expwy Space #B009 Bayamon, PR 00961, term expires 03/31/2016	Unliquidated			\$2,812.50
Plaza Guayama SE Administrative Office State Road #3 Km 134.7 Guayama, PR 00784		Store 82 - Plaza Guayama: Lease commercial space at PR#3 Km134.7 Space #14 Guayama, PR 00791, term expires 03/31/2016	Unliquidated			\$0.00
Puerto Rico Treasury Dept. PO Box 70125 San Juan, PR 00936-8125		Sales Tax				\$19,027.90

DDR Palma Real LLC SE  
P.O. Box 71557  
San Juan, PR 00936

DDR Rio Hondo LLC SE  
P.O. Box 71557  
San Juan, PR 00936

Plaza Guayama SE  
Administrative Office  
State Road #3 Km 134.7  
Guayama, PR 00784

Puerto Rico Treasury Dept.  
PO Box 70125  
San Juan, PR 00936-8125

Broad and Cassel  
Attn: Carl V. Romano Esq  
One North Clematis Street  
Suite 500  
West Palm Beach, FL 33401

Ddr Palma Real LLC SE  
Attn: Executive Vice President Leasing  
3300 Enterprise Parkway  
Beachwood, OH 44122

Ddr Rio Hondo LLC SE  
Attn: Executive Vice President Leasing  
3300 Enterprise Parkway  
Beachwood, OH 44122

DDR Rio Hondo LLC SE  
DEPT 329474-20080-00042411  
PO Box 904142  
Charlotte, NC 28290-4142

Developers Diversified Realty Corp  
Attn: General Counsel  
3300 Enterprise Parkway  
Beachwood, OH 44122

Goodman and Dominguez, Inc.  
10701 NW 127 St  
Medley, FL 33178

Plaza Guayama SE  
% Epic Management of PR LLC  
P.O. Box 2469  
Manati, PR 00674

David Goodman  
10701 NW 127 St  
Medley, FL 33178