

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

United States Bankruptcy Court for the:

SOUTHERN 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 Bremar Development, LLC

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

3. Debtor's federal Employer Identification Number (EIN) 26-1369645

|                     |  |   |
|---------------------|--|---|
| 4. Debtor's address | Principal place of business  | Mailing address, if different from principal place of business  |
|                     | <u>2150 West 76 Street</u><br><u>Unit 100</u><br><u>Hialeah, FL 33016</u><br><small>Number, Street, City, State &amp; ZIP Code</small> | <br><br><br><small>P.O. Box, Number, Street, City, State &amp; ZIP Code</small>   |
|                     | <u>Miami-Dade</u><br><small>County</small>   | <b>Location of principal assets, if different from principal place of business</b><br><br><br><small>Number, Street, City, State &amp; ZIP Code</small> |

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 **Bremar 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>.

**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 \_\_\_\_\_ Relationship \_\_\_\_\_  
 District \_\_\_\_\_ When \_\_\_\_\_ Case number, if known \_\_\_\_\_

Debtor **Bremar 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 **Bremar 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 **August 17, 2016**  
MM / DD / YYYY

**X /s/ Jorge D. Marrero**  
Signature of authorized representative of debtor  
  
Title **Sole Managing Member**

**Jorge D. Marrero**  
Printed name

**18. Signature of attorney**

**X /s/ KRISTOPHER E. PEARSON**  
Signature of attorney for debtor

Date **August 17, 2016**  
MM / DD / YYYY

**KRISTOPHER E. PEARSON**  
Printed name

**Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.**  
Firm name

**Museum Tower, Suite 2200**  
**150 West Flagler Street**  
**Miami, FL 33130**  
Number, Street, City, State & ZIP Code

Contact phone **(305) 789-3200** Email address **kpearson@stearnsweaver.com**

**0016874**  
Bar number and State

**BREMAR DEVELOPMENT, LLC**

**MEMBER'S UNANIMOUS WRITTEN CONSENT  
AUTHORIZING THE FILING OF CHAPTER 11 BANKRUPTCY  
CASE IN LIEU OF A MEETING AND RELATED MATTERS**

The undersigned, on behalf of Bremar Development, LLC ("**Company**"), does waive all formal requirements, including the necessity of holding a formal or informal meeting, and any requirements for notice, and does consent in writing, notwithstanding any other agreement or understanding (written or verbal) to the contrary, to the adoption of the following Resolutions and taking of the following actions pursuant to the provisions of Section 608.4231 of the Florida Status, in lieu of a meeting of the Company:

**BE IT RESOVLED** that the undersigned, adopts these Resolutions, notwithstanding any term(s) or provision(s) ("**Provisions**") of any agreement(s) or understanding(s) to the contrary to which the Company is a party, whether written or verbal ("**Other Agreements**"), and to the extent there are any such Other Provisions or Other Agreements, directs that these Resolutions shall control, supersede and replace such Other Provisions, and any such Other Agreements are modified to reflect the terms and provisions set forth in these Resolutions.

**BE IT FURTHER RESOLVED** that the undersigned, on behalf of the Company authorizes and empowers, Jorge D. Marrero, sole Managing Member ("**Authorized Officer**"), to file a voluntary petition for relief under Chapter 11 of the Bankruptcy Code in the United States Bankruptcy Court for the Southern District of Florida on behalf of the Company, which filing be and the same is approved ("**Chapter 11 Case**"); and

**BE IT FURTHER RESOLVED** that the Authorized officer, is authorized and directed, in the name of the Company and on its behalf, to seek such orders from the Bankruptcy Court, including without limitation, orders regarding the operation of the business and the financing

thereof, as he may deem necessary or advisable during the pendency of the Chapter 11 Case, including taking any and all action necessary to comply with the duties and obligations of the Company under and related to the Bankruptcy Code, and in connection therewith, to execute and file with the Bankruptcy Court such motions, applications, pleadings, certifications, affidavits or other materials, including a disclosure statement and plan of reorganization, as the Authorized Officer may deem necessary or advisable and to retain all assistance from legal counsel, accountants, consultants and other professionals, and to take any and all actions, as he deems necessary or advisable with respect to the Chapter 11 Case; and

**BE IT FURTHER RESOLVED** that the Company, through its Authorized Officer, is: (i) authorized to retain on behalf of the Company, Kristopher E. Pearson and the law firm of Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A. as general bankruptcy counsel to render legal services to and to represent the Company in connection with the Chapter 11 Case and any other matters in connection therewith, including without limitation, in the preparation and prosecution of the Chapter 11 Case and all proceedings related thereto; and (ii) to retain on behalf of the Company such other professionals that the Authorized Officer deems necessary or advisable to represent or assist the Company as is necessary in connection with the Chapter 11 Case; and

**BE IT FURTHER RESOLVED**, that the Authorized Officer of the Company is authorized, empowered and directed to do all things and to take all actions which such officer may deem necessary or advisable to accomplish the purposes and intent of the foregoing resolutions; and

**BE IT FURTHER RESOLVED**, that any and all actions previously taken by any director, member, manager, officer, employee or agent of the Company regarding or related to

the subject matter of any and all of the foregoing resolutions are ratified, confirmed and approved in all respects.

**BE IT FURTHER RESOLVED** that the foregoing Resolutions shall be effective as of the first day of July, 2016.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal for the purposes herein expressed.

**BREMAR DEVELOPMENT, LLC**

By:           /s/ Jorge D. Marrero            
Jorge D. Marrero  
Sole Managing Member

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

Debtor name **Bremar Development, LLC**  
 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                   |   |                 |
|--|--|---|--|-----------------------------------|---|-----------------|
|  |  |   |  | Total claim, if partially secured | Deduction for value of collateral or setoff | Unsecured claim |
| BlueKey 22, LLC<br>735 Crandon Boulevard, PH4<br>Miami, FL 33131   |  | Cleaning Services for prior office space  |  |                                   |   | \$1,091.50      |
| Global Crowns, LLC<br>2150 West 76 Street<br>Unit 119<br>Hialeah, FL 33016                                 |  | Tenant Deposit  | Contingent   |                                   |   | \$2,623.34      |
| Golden Seven Corp.<br>2150 West 76 Street<br>Hialeah, FL 33016   |  | Tenant Deposit  | Contingent   |                                   |   | \$3,278.00      |
| J Mar General Contractors Corporation<br>175 S.W. 7 Street<br>Suite 2201<br>Miami, FL 33130                |  | Construction Services   |  |                                   |   | \$295,079.00    |
| MON Orthopedic, Inc.<br>2150 West 76 Street<br>Hialeah, FL 33016   |  | Tenant Deposit  | Contingent   |                                   |   | \$5,246.66      |
| Top Diva's Gold<br>2150 West 76 Street<br>Hialeah, FL 33016  |  | Tenant Deposit  | Contingent   |                                   |   | \$3,279.92      |
| Westland Medical Center - HMO, Inc.<br>2150 West 76 Street<br>Unit 110<br>Hialeah, FL 33016                |  | Tenant Deposit  | Contingent   |                                   |   | \$21,576.92     |
| Win Ho Corp.<br>d/b/a Yuty Supermarket Dollar Plus<br>2150 West 76 Street<br>Unit 120<br>Hialeah, FL 33016 |  | Tenant Deposit  | Contingent   |                                   |   | \$6,860.00      |



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

In re **Bremar Development, LLC**

Debtor(s)

Case No.

Chapter

**11**

**VERIFICATION OF CREDITOR MATRIX**

I, the Sole Managing Member 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: **August 17, 2016**

**/s/ Jorge D. Marrero**

**Jorge D. Marrero/Sole Managing Member**

Signer/Title

AFS Ibex  
P.O. Box 650786  
Dallas, TX 75265-0786

Blue Office, LLC  
Leasing Management Office  
175 S.W. 7 Street, Suite 2201-1  
Miami, FL 33130

BlueKey 22, LLC  
735 Crandon Boulevard, PH4  
Miami, FL 33131

Capital One CLTRL  
Assignee of FIG 2222 LLC  
P.O. Box 54418  
New Orleans, LA 70154

City of Hialeah Water & Sewer Department  
3700 West 4th Avenue  
Hialeah, FL 33012

Fabricant & Company, P.A.  
100 S.E. Second Street  
Suite 2311  
Miami, FL 33131

First-Citizens Bank & Trust Company  
P.O. Box 27131  
Raleigh, NC 27611-7131

Florida Department of Revenue  
P.O. Box 6888  
Tallahassee, FL 32314

Florida Power & Light  
General Mail Facility  
Miami, FL 33188

Florida Power & Light  
4200 West Flagler Street  
Miami, FL 33134

Global Crowns, LLC  
2150 West 76 Street  
Unit 119  
Hialeah, FL 33016

Global Crowns, LLC  
c/o Zairis Cruz and Belkis Prieto  
2150 West 76 Street  
Unit 119  
Hialeah, FL 33016

Golden Seven Corp.  
2150 West 76 Street  
Hialeah, FL 33016

Golden Seven Corp.  
c/o Sidney Jose Campanha  
2150 West 76 Street  
Unit 114  
Hialeah, FL 33016

Internal Revenue Service  
P.O. Box 7348  
Philadelphia, PA 19101-7348

Intrepid Salon & Spa, Inc.  
c/o Mauren Montoya  
2150 S.W. 76 Street  
Suite 116  
Hialeah, FL 33016

J Mar General Contractors Corporation  
175 S.W. 7 Street  
Suite 2201  
Miami, FL 33130

Jackeline Blanco  
2150 West 76 Street  
Unit 101  
Hialeah, FL 33016

Jenny C. Henao f/k/a Jenny C. Marrero  
1627 S.W. 37 Avenue  
Apt. 803  
Miami, FL 33145-5000

Jorge D Marrero  
1111 Brickell Bay Drive, #3306  
Miami, FL 33131

Jorge D. Marrero  
1111 Brickell Bay, #3306  
Miami, FL 33131

Jorge D. Marrero  
175 S.W. 7 Street  
Suite 2201-4  
Miami, FL 33130

Karl Blume  
4270 S.W. 150 Avenue  
Miami, FL 33185

MDW Insurance Group, Inc.  
362 Minorca Avenue  
Miami, FL 33134-4304

Miami Dade County Tax Collector  
Paralegal Unit  
140 West Flagler Street  
14th Floor  
Miami, FL 33130

Miami-Dade County  
Department of Solid Waste Management  
Stephen P. Clark Center  
111 N.W. First Street, 16th Floor  
Miami, FL 33128

Miami-Dade County Water & Sewer Dept.  
3071 S.W. 38 Avenue  
Miami, FL 33146

MON Orthopedic, Inc.  
2150 West 76 Street  
Hialeah, FL 33016

MON Orthopedic, Inc.  
c/o Miriam Mon Reyes  
2150 West 76 Street  
Unit 117  
Hialeah, FL 33016

Paul A. Garcia  
135 San Lorenzo  
Suite 660  
Coral Gables, FL 33146

Robert H. Kauffman, P.A.  
100 S.E. Second Street  
Suite 2700  
Miami, FL 33131

Sunshine Care Community Services, Inc.  
c/o Lindy Perez-Elgueta  
2150 S.W. 76 Street  
Unit 103  
Hialeah, FL 33016

Top Diva's Gold  
2150 West 76 Street  
Hialeah, FL 33016

Top Diva's Gold  
c/o Yuneisy Gamboa  
2150 West 76 Street  
Unit 115  
Hialeah, FL 33016

Walton Lantaff Schroeder & Carson LLP  
9350 South Dixie Highway  
Suite 10  
Miami, FL 33156

Westland Medical Center - HMO, Inc.  
2150 West 76 Street  
Unit 110  
Hialeah, FL 33016

Westland Medical Center - HMO, Inc.  
c/o Luis O. Aguiar, Sr.  
2150 West 76 Street  
Unit 110  
Hialeah, FL 33016

William Brady, Esq.  
4000 Ponce de Leon Boulevard  
Suite 800  
Coral Gables, FL 33146

William J. Simonitsch, Esq.  
K&L Gates LLP  
Southeast Financial Center, Suite 3900  
200 South Biscayne Boulevard  
Miami, FL 33131

Win Ho Corp.  
d/b/a Yuty Supermarket Dollar Plus  
2150 West 76 Street  
Unit 120  
Hialeah, FL 33016

Win Ho Corp.  
d/b/a Tuty Supermarket Dollar Plus  
2150 West 76 Street  
Hialeah, FL 33016