

UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF FLORIDA
JACKSONVILLE DIVISION

IN RE:

SHOPPES OF LAKESIDE, INC.

Case No.: 3:10-bk-5199-PMG

Debtor.

_____ /

**STIPULATION REGARDING AMENDMENT TO CHAPTER 11 PLAN;
SECURED AD VALOREM TAX CLAIMS OF TAX COLLECTOR**

Creditor, the Tax Collector of Duval County, Florida ("Tax Collector"), and Debtor in Possession, SHOPPES OF LAKESIDE, INC. ("Debtor" or "Debtor in Possession"), by and through their undersigned counsel, stipulate as follows:

1. **Amended Plan of Reorganization Amended.** The Debtor will amend the Class 26 provision of the Chapter 11 Amended Plan of Reorganization in this case to provide as follows:

"2.26 Class 26 – Secured Claim of Duval County Tax Collector on Debtor's Real Property.

This class consists of the Secured Claim of the Duval County Tax Collector held by virtue of statutory liens on certain parcels of Debtor's real property located in Duval County, Florida, and shall be subject to the following terms:

A. **Properties Covered.** The claim, and payment thereon, is limited to the "Subject" properties identified, and whose taxes are estimated, in the attached "Exhibit 2". All "other" properties that have been claimed upon or identified in this bankruptcy estate are either (1) being surrendered or (2) not in fact owned by the Debtor or a part of the bankruptcy estate. The Tax Collector is

authorized to collect the taxes on any such "other" properties outside of the Amended Plan of Reorganization by the Tax Collector, in accordance with state law.


- B. **Taxes, Interest and Fees Due.** The Debtor shall pay as to each "Subject" property, all taxes and fees due, and interest at either 18% or as provided for by law for tax certificates or tax deed applications.
- C. **Date of Interest Accrual.** Interest shall accrue, and shall be paid, from date of delinquency of each tax bill.
- D. **Amortization over Seven (7) Years.** Taxes and fees shall be totaled on each "Subject" property individually, and shall be amortized and paid with the appropriate interest, monthly over a seven year period.
- E. **Default and Collection.** Upon the default or failure of the Debtor to timely pay any given "Subject" property's taxes, fees and interest, as set forth herein, the Debtor shall be deemed to be in default as to that property, and the Tax Collector may proceed to collect the whole of said sums due on that individual "Subject" property, outside of the Amended Plan of Reorganization, in accordance with state law.
- F. **Default Limited To Individual Property.** The Debtor's default or failure to timely pay any one "Subject" property's taxes, fees, and interest, as set forth herein, shall not be deemed to be a default as to any other property.
- G. **Prepayment.** The Debtor may prepay all or any portion of the taxes and fees as to any property at any time.

H. **Limitation on Tax Deed Sale.** So long as any given "Subject" property is not in default, as described above, said property shall not be sold at a tax deed sale.

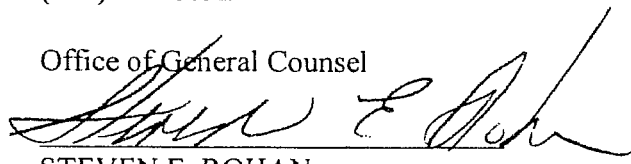
2. **Remaining Terms Unaffected.** All other terms of Debtor's Chapter 11 Amended Plan of Reorganization shall remain unchanged, except as amended and approved in open court upon confirmation.
3. **Tax Collector's Vote For Confirmation.** The Tax Collector shall vote for Confirmation of the Amended Chapter 11 Plan subject to all stipulations of the City of Jacksonville and the Tax Collector.

REVIEWED and CONSENTED TO this 15th day of March, 2012, by:

Law Offices of Mickler & Mickler


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Attorney for the City of Jacksonville

CERTIFICATE OF SERVICE

I **HEREBY CERTIFY** that a copy hereof was forwarded by U.S. Mail and/or CM/ECF delivery to United States Trustee, 135 W. Central Blvd., #620, Orlando, FL 32801 and all other parties of interest this 15 day of March, 2012.

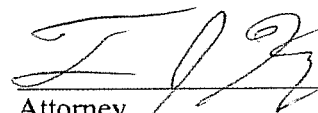

Attorney

EXHIBIT 2				
Shoppes of Lakeside Real Property Taxes				
PROPERTY	PARCEL #	PRIOR YEARS		2011
325 W. Forsyth	073787-0000	\$10,356.98		\$4,114.98
320 Adams	073398-0000	\$15,728.01		\$5,840.78
125 Market	073401-0000	\$9,436.94		\$3,512.84
751 Atl. Blvd	177645-0000	\$64,468.99		\$23,306.71
753 Royal Palm	177602-0060	\$71,816.30		\$28,499.73
107 E. Bay St.	073449-0000	\$31,013.26		\$12,318.36
1100 Main St.	070797-0000	\$27,550.76		\$11,268.34
1424 Main St.	071060-0000	\$5,383.28		\$4,671.07
1424 Main St.	071063-0000	\$3,652.15		\$1,620.04
1352 Main	070889-0000	\$4,557.83		\$3,922.85
119 Forsyth St.	073460-0000	\$22,667.18		\$8,641.57
231 E. Adams	073443-0000	\$20,856.31		\$8,022.35
E. 211 Bay	073372-0000	\$8,020.80		\$3,356.03
1452 Main	071058-0000	\$2,159.58		\$1,584.25
1452 Main	071059-0000	\$1,422.20		\$1,042.06
1452 Main	1071057-0000	\$2,005.41		\$1,470.89
300 Adams	073793-0000	\$229,091.95		\$49,456.08
937 Main St.	074386-0000	\$41,884.87		\$9,763.09
520 N. Hogan St.	073857-0000	\$34,848.66		\$8,826.63
1719 Main St.	071648-0000	\$2,665.02		\$2,090.07
1731 Main St.	071647-0000	\$7,721.11		\$5,515.26
1740 Main St.	071636-0000	\$5,806.95		\$4,270.45
205 W. Third St.	070842-0500	\$71,270.79		\$15,522.03
233 W. Duval St.	073772-0000	\$229,910.55		\$47,473.14
1351 Silver	070863-0000	\$16,863.28		\$5,528.93
100 E. Adams St	073463-0000	\$6,440.66		\$5,009.21
2440 Mayport Rd.	169385-0150	\$35,214.00		\$14,923.67
1254 Main	070809-0000	\$5,342.47		\$1,660.02
1242 Main St.	070810-0000	\$3,532.60		\$1,579.44
1242 Main St.	070811-0000	\$3,182.54		\$1,360.63
42 East Coast Dr.	169728-0000	\$18,274.98		\$7,081.47
1425 Main St.	071025-0000	\$5,820.27		\$2,647.07
515 E. 3rd St.	072514-0000	\$7,239.23		\$1,436.90
1501 Silver St.	071202-0000	\$1,130.86		\$340.25
523 Union St.	074664-0000	\$1,104.47		\$432.85
523 Union St.	074670-0000	\$2,191.61		\$913.99
1440 Iona St.	071202-0000	\$1,130.86		\$340.25
1538 Main St.	071253-0000	\$3,278.89		\$1,358.88
1227 Market St.	072580-0000	\$5,582.30		\$1,994.49
329 W. 6th St.	071504-0000	\$20,595.66		\$2,178.02
143 W. 5th St.	071201-0000	\$578.14		\$124.59
O Clark St.	072495-0010	\$858.59		\$197.94
1334 Clark St.	072510-0000	\$667.79		\$147.04
1446 Clark St.	072489-0000	\$667.79		\$147.04

Mt. Herman St	054768-0000	\$611.60	\$8.09	
1933 Pearl St.	072033-0000	\$827.68	\$190.79	
TOTALS		\$1,065,432.15	\$315,711.16	\$1,381,143.31