

United States Bankruptcy Court
Middle District of Florida, Tampa Division

Voluntary Petition

Name of Debtor (if individual, enter Last, First, Middle):
Florida Landmasters, LLC

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)
52-2370758

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):
1718 Main Street
Suite 303
Sarasota, FL
ZIP Code 34236

Street Address of Joint Debtor (No. and Street, City, and State):
ZIP Code

County of Residence or of the Principal Place of Business:
Sarasota

County of Residence or of the Principal Place of Business:

Mailing Address of Debtor (if different from street address):
P.O. Box 49437
Sarasota, FL
ZIP Code 34230-6437

Mailing Address of Joint Debtor (if different from street address):
ZIP Code

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

Type of Debtor
(Form of Organization)
(Choose one box)
Individual (includes Joint Debtors)
Corporation (includes LLC and LLP)
Partnership
Other

Nature of Business
(Choose one box)
Health Care Business
Single Asset Real Estate as defined
in 11 U.S.C. § 101 (51B)
Railroad
Stockbroker
Commodity Broker
Clearing Bank
Other
Tax-Exempt Entity
(Choose box, if applicable)
Debtor is a tax-exempt organization
under Title 26 of the United States
Code (the Internal Revenue Code).

Chapter of Bankruptcy Code Under Which
the Petition is Filed (Choose one box)
Chapter 7
Chapter 9
Chapter 11
Chapter 12
Chapter 13
Chapter 15 Petition for Recognition
of a Foreign Main Proceeding
Chapter 15 Petition for Recognition
of a Foreign Nonmain Proceeding

Nature of Debts
(Choose one box)
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."
Debts are primarily
business debts.

Filing Fee (Choose one box)
Full Filing Fee attached
Filing Fee to be paid in installments (applicable to individuals only).
Filing Fee waiver requested (applicable to chapter 7 individuals only).

Chapter 11 Debtors
Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D).
Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D).
Check if:
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:
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).

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
Estimated Assets
Estimated Liabilities

THIS SPACE IS FOR COURT USE ONLY

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

Name of Debtor(s):
Florida Landmasters, LLC

All Prior Bankruptcy Cases Filed Within Last 8 Years (If more than two, attach additional sheet)

Location Where Filed: **- None -**

Case Number:

Date Filed:

Location Where Filed:

Case Number:

Date Filed:

Pending Bankruptcy Case Filed by any Spouse, Partner, or Affiliate of this Debtor (If more than one, attach additional sheet)

Name of Debtor:
See attached

Case Number:

Date Filed:

District:

Relationship:

Judge:

Exhibit A
 (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.

Exhibit B
 (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).

X _____
 Signature of Attorney for Debtor(s) (Date)

Exhibit C
 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?

Yes, and Exhibit C is attached and made a part of this petition.
 No.

Exhibit D
 (To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.)

Exhibit D completed and signed by the debtor is attached and made a part of this petition.

If this is a joint petition:
 Exhibit D also completed and signed by the joint debtor is attached and made a part of this petition.

Information Regarding the Debtor - Venue
 (Check any applicable box)

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.

There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.

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.

Certification by a Debtor Who Resides as a Tenant of Residential Property
 (Check all applicable boxes)

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)

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

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.

Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(l)).

Voluntary Petition

Name of Debtor(s):

Florida Landmasters, LLC

(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 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  _____
Signature of Attorney for Debtor(s)

Don M. Stichter, Bar No. 078280
Printed Name of Attorney for Debtor(s)

Stichter, Riedel, Blain & Prosser, P.A.
Firm Name
110 E. Madison St.
Suite 200
Tampa, FL 33602

Address

(813) 229-0144 Fax: (813) 229-1811
Telephone Number

12/13/10
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

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:

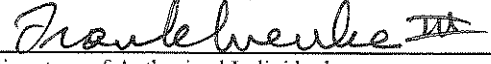
If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.

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  _____
Signature of Authorized Individual

Frank Menke, III
Printed Name of Authorized Individual

Managing Member
Title of Authorized Individual

12/13/10
Date

In re Florida Landmasters, LLC

Debtor(s)

Case No. _____

FORM 1. VOLUNTARY PETITION
Related Cases filing simultaneously

**Chamberlain Properties, LLC
Creighton Office Center, LLC
Lakeside Properties, LLC
North Port Hospital Holdings, LLC
North Port Parkway, LLC
North Port Restaurants, LLC
North Port Retail Center, LLC
North Port Town Center, LLC
Price Health Park, LLC
Price Projects, LLC
Snover Development, LLC
Toledo Blade Interchange, LLC**

Prior Related Cases

North Port Gateway, LLC
Judge K. Rodney May
Closed September 3, 2010

Case No. 8:09-bk-6029-KRM

American Momentum Bank
4830 W. Kennedy Blvd.
Suite 200
Tampa, FL 33609

American Momentum Bank
c/o Joseph Foster, Esq.
P.O. Box 231
Orlando, FL 32802

American Momentum Bank
c/o William K. Ihrig
101 East Kennedy Blvd., #2800
Tampa, FL 33602

Ardaman & Associates, Inc.
78 Sarasota Center Blvd.
Sarasota, FL 34240

Cavoli Engineering, Inc.
7357 International Place
Suite 101
Sarasota, FL 34240

Dyer, Riddle, Mills and Precourt, Inc.
PO Box 49437
Orlando, FL 32814

Ferguson, Skipper, Shaw, et al.
Attn: Brandon McQuaid
PO Box 3018
Sarasota, FL 34230

North Port Activity Center Five
Associates, Inc.
PO Box 49437
Sarasota, FL 34230-6437

Q. Grady Minor & Associates, P.A.
3800 Via Del Rey
Bonita Springs, FL 34134

Robert M. Shindler, CPA
2429 Manatee Avenue East
Unit 2
Bradenton, FL 34208

Rocke, McLean & Sbar
2309 S. MacDill Avenue
Tampa, FL 33629

Sarasota County Tax Collector
101 S. Washington Blvd.
Sarasota, FL 34236

Watermark Engineering Group, Inc.
1422 Apollo Beach Boulevard
Apollo Beach, FL 33572

**United States Bankruptcy Court
Middle District of Florida, Tampa Division**

In re Florida Landmasters, LLC

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>
American Momentum Bank 4830 W. Kennedy Blvd. Suite 200 Tampa, FL 33609	American Momentum Bank 4830 W. Kennedy Blvd. Suite 200 Tampa, FL 33609		Contingent	17,263,363.00
North Port Activity Center Five Associates, Inc. PO Box 49437 Sarasota, FL 34230-6437	North Port Activity Center Five Associates, Inc. PO Box 49437 Sarasota, FL 34230-6437			136,790.00
Rocke, McLean & Sbar 2309 S. MacDill Avenue Tampa, FL 33629	Rocke, McLean & Sbar 2309 S. MacDill Avenue Tampa, FL 33629			57,000.00
Q. Grady Minor & Associates, P.A. 3800 Via Del Rey Bonita Springs, FL 34134	Q. Grady Minor & Associates, P.A. 3800 Via Del Rey Bonita Springs, FL 34134			49,932.04
Cavoli Engineering, Inc. 7357 International Place Suite 101 Sarasota, FL 34240	Cavoli Engineering, Inc. 7357 International Place Suite 101 Sarasota, FL 34240			30,806.63
Ardaman & Associates, Inc. 78 Sarasota Center Blvd. Sarasota, FL 34240	Ardaman & Associates, Inc. 78 Sarasota Center Blvd. Sarasota, FL 34240			6,902.00
Robert M. Shindler, CPA 2429 Manatee Avenue East Unit 2 Bradenton, FL 34208	Robert M. Shindler, CPA 2429 Manatee Avenue East Unit 2 Bradenton, FL 34208			6,400.00
Dyer, Riddle, Mills and Precourt, Inc. PO Box 49437 Orlando, FL 32814	Dyer, Riddle, Mills and Precourt, Inc. PO Box 49437 Orlando, FL 32814			4,877.50
Watermark Engineering Group, Inc. 1422 Apollo Beach Boulevard Apollo Beach, FL 33572	Watermark Engineering Group, Inc. 1422 Apollo Beach Boulevard Apollo Beach, FL 33572			1,074.23
Ferguson, Skipper, Shaw, et al. Attn: Brandan McQuaid PO Box 3018 Sarasota, FL 34230	Ferguson, Skipper, Shaw, et al. Attn: Brandan McQuaid PO Box 3018 Sarasota, FL 34230			581.00

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>
Sarasota County Tax Collector 101 S. Washington Blvd. Sarasota, FL 34236	Sarasota County Tax Collector 101 S. Washington Blvd. Sarasota, FL 34236		Contingent	Undetermined

In re Florida Landmasters, 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 Managing Member 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 12/13/10

Signature 

**Frank Menke, III
Managing Member**

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.