

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF FLORIDA
MIAMI DIVISION

IN RE:

CASE NO. 17-21688-RAM

LAKESHORE PROPERTIES OF SOUTH
FLORIDA, LLC,
OKEECHOBEE CC-I LAND TRUST,
OKEECHOBEE CC-II LAND TRUST,
OKEECHOBEE CC-III LAND TRUST

CASE NO. 17-24481-LMI
CASE NO. 17-24482-LMI
CASE NO. 17-24483-LMI

Debtors,

**LAKESHORE PROPERTIES OF SOUTH FLORIDA, LLC, OKEECHOBEE CC-I
LAND TRUST, OKEECHOBEE CC-II LAND TRUST AND OKEECHOBEE CC-III
LAND TRUST'S DISCLOSURE STATEMENT**

Dated: December 3, 2017

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EXHIBITS

Exhibit A – DEBTOR’S PLAN OF REORGANIZATION
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Exhibit E- APPRAISAL

ARTICLE I – INTRODUCTION

This is the Disclosure Statement (the “Disclosure Statement”) of the chapter 11 cases of Lakeshore Properties of South Florida LLC, Okeechobee CC-I Land Trust, Okeechobee CC-II Land Trust and Okeechobee CC-III Land Trust (the “Debtors”). This Disclosure Statement contains information about the Debtors and describes the Debtors’ Joint Plan of Reorganization (the “Plan”) filed by the Debtor on December 3, 2017. A full copy of the Third Amended Plan is Attached to this Disclosure Statement as Exhibit A. The purpose of this Disclosure Statement is to provide information of a kind and in sufficient detail, as far as is reasonably practical in light of the nature and history of the Debtors and the condition of the Debtors books and records, that would enable a hypothetical, reasonable investor typical of Holders of Claims or Interests to make an informed judgment about the Plan.

YOUR RIGHTS MAY BE AFFECTED. YOU SHOULD READ THE PLAN AND THIS DISCLOSURE STATEMENT CAREFULLY AND DISCUSS THEM WITH YOUR ATTORNEY. IF YOU DO NOT HAVE AN ATTORNEY, YOU MAY WISH TO CONSULT ONE.

NO REPRESENTATIONS CONCERNING THE DEBTOR ARE AUTHORIZED OTHER THAN AS SET FORTH HEREIN. ANY REPRESENTATIONS OR INDUCEMENTS MADE WHICH ARE OTHER THAN AS CONTAINED HEREIN SHOULD NOT BE RELIED UPON IN ARRIVING AT A DECISION ABOUT THE PLAN.

The information contained herein has not been subjected to audit. For that reason, as well as the nature of the Debtors’ businesses and the impossibility of making assumptions, estimates and projections with complete accuracy, the Debtors are unable to warrant or represent the information contained herein is without inaccuracy, although every reasonable effort has been made to insure that such information is accurate.

The Plan should be closely reviewed in conjunction herewith. The Disclosure Statement is qualified in its entirety by reference to the Plan. If there is any inconsistency between the Plan and this Disclosure Statement, then the terms of the Plan shall control. All capitalized terms used in this Disclosure Statement shall have the definitions specified in the Plan unless otherwise defined herein.

The proposed distributions under the Plan are discussed at pages (16-21) of this Disclosure Statement.

A. Purpose of This Document

This Disclosure Statement describes:

- The Debtors and significant events during the bankruptcy cases,
- How the Plan proposes to treat claims or equity interests of the type you hold (*i.e.*, what you will receive on your claim or equity interest if the plan is confirmed),

- Who can vote on or object to the Plan,
- What factors the Bankruptcy Court (the “Court”) will consider when deciding whether to confirm the Plan,
- Why the Debtors believe the Plan is feasible, and how the treatment of your claim or equity interest under the Plan compares to what you would receive on your claim or equity interest in liquidation, and
- The effect of confirmation of the Plan.

Be sure to read the Plan as well as the Disclosure Statement. This Disclosure Statement describes the Plan, but it is the Plan itself that will, if confirmed, establish your rights.

B. Deadlines for Voting and Objecting; Date of Plan Confirmation Hearing

The Court has not yet confirmed the Plan described in this Disclosure Statement. This section describes the procedures pursuant to which the Plan will or will not be confirmed.

1. Time and Place of the Hearing to Approve This Disclosure Statement and Confirm the Plan

The Court conducted will conduct a hearing on _____ in which it will consider approval of the disclosure statement. The hearing will take place at The Claude Pepper Building, 51 S.W. First Avenue, Room 1409, Miami, FL 33130. The Debtor intends to seek combine the hearing on confirmation with approval of the disclosure statement.

2. Deadline For Voting to Accept or Reject the Plan

If you are entitled to vote to accept or reject the plan, vote on the enclosed ballot and return the ballot in the enclosed envelope to 2925 PGA Blvd. Suite, 204, Palm Beach Gardens, FL 33410.

On or before approval of this Disclosure Statement the Court shall fix a time within which the holders of claims and interests may accept or reject the plan and may fix a date for the hearing on confirmation.

3. Deadline For Objecting to the Adequacy of Disclosure and Confirmation of the Plan

Objections to this Disclosure Statement or to the confirmation of the Plan must be filed with the Court and served upon the Debtor, with copies to Nicholas B. Bangos, 2925 PGA Blvd. Suite 204, Palm Beach Gardens, FL 33410.

4. Identity of Person to Contact for More Information

If you want additional information about the Plan, you should contact:

Nicholas B. Bangos, Esquire
2925 PGA Blvd. Suite 204
Palm Beach Gardens, FL 33410
Tel: (561) 626-4700
nbb@nickbangoslaw.com

ARTICLE II – SUMMARY OF CHAPTER 11

A. Property of the Estate

The commencement of a chapter 11 bankruptcy case creates an estate comprising all the legal and equitable interests of the debtor in property as of the date the petition is filed. Sections 1101, 1107, and 1108 of the Bankruptcy Code provide that a debtor may continue to operate its business and remain in possession of its property as a “debtor in possession” unless the bankruptcy court orders the appointment of a trustee. No trustee has been appointed.

B. Automatic Stay

Pursuant to Bankruptcy Code Section 362, the filing of a chapter 11 petition operates as an automatic stay applicable to all entities of various actions, including actions to collect pre-petition claims from the Debtors or otherwise interfere with its property or business.

C. Plan of Reorganization

The chapter 11 plan of reorganization sets forth the terms of the Debtors’ financial reorganization. Since no trustee has been appointed, only the Debtors may file a plan during the first 120 days of a Chapter 11 case. Section 1121(d) of the Bankruptcy Code permits the court to extend or reduce that 120-day period and the Court did in its initial order giving the Debtors 150 days to file its Plan. After the “exclusivity period” has expired, a creditor or any other party-in-interest may file a plan, unless the debtor files a plan within the exclusive period. If a debtor files a plan within the exclusivity period, then the debtor is given 60 additional days during which the debtor may solicit acceptances of its plan. The solicitation period may be extended or reduced by the court upon a showing of “cause.”

In this case, the Debtor’s case is known as a “single-asset real estate” case. See 11 U.S.C. § 101(51)(b). Under §362(d)(3) of the Bankruptcy Code, the automatic stay imposed by 11 U.S.C. § 362(a) provides that the automatic stay may be modified on the request of a party in interest by a creditor whose claim is secured by an interest in such real estate unless not later than the date that is 90 days after the entry for the order of relief, unless the court determines a later date within such 90 days for cause, or 30 days after the court determines that the debtor is subject to §362(d)(3), that the debtor has filed a plan of reorganization that has a reasonable possibility of being confirmed within a reasonable time or the debtor has commenced monthly

payments equal to the nondefault contract rate of interest on the value of the creditor's interest in the real estate.

In this case, Lakeshore Properties of South Florida amended its petition to identify itself as a single-asset real estate" case and Okeechobee CC-I Land Trust, Okeechobee CC-II Land Trust, Okeechobee CC-III Land Trust identified themselves as single asset real estate cases in their respective cases.

D. Disclosure Statement

An acceptance or rejection of a plan may not be solicited after the commencement of a chapter 11 case from the holders of a Claim or Equity Interest unless, at the time of or before such solicitation, there is transmitted to such holder the plan and a written disclosure statement approved, after notice and a hearing, by the court confirming "adequate information." "Adequate information" means information of a kind, and in sufficient detail, as far as is reasonably practicable in light of the nature and history of the debtor and the condition of the debtor's books and records, that would enable a hypothetical, reasonable investor typical of holders of claims or interest of the relevant class to make an informed judgment about the plan.

E. Voting

1. Who May Vote or Object

Any party in interest may object to the confirmation of the Plan if the party believes that the requirements for confirmation are not met.

Many parties in interest, however, are not entitled to vote to accept or reject the Plan. A creditor or equity interest holder has a right to vote for or against the Plan only if that creditor or equity interest holder has a claim or equity interest that is both (1) allowed or allowed for voting purposes and (2) impaired.

In this case, the Debtors believe that Classes: I-XII are impaired and that holders of claims in each of these classes are therefore entitled to vote to accept or reject the Plan. The Debtors believe that Class VI is unimpaired and that the holders of claims in this class, therefore, do not have the right to vote to accept or reject the Plan.

a. *What Is an Allowed Claim or an Allowed Equity Interest?*

Only a creditor or equity interest holder with an allowed claim or an allowed equity interest has the right to vote on the Plan. Generally, a claim or equity interest is allowed if either (1) the Debtors have scheduled the claim on the Debtors' schedules, unless the claim has been scheduled as disputed, contingent, or unliquidated, or (2) the creditor has filed a proof of claim or equity interest, unless an objection has been filed to such proof of claim or equity interest. When a claim or equity interest is not allowed, the creditor or equity interest holder holding the claim or equity interest cannot vote unless the Court, after notice and hearing, either overrules

the objection or allows the claim or equity interest for voting purposes pursuant to Rule 3018(a) of the Federal Rules of Bankruptcy Procedure.

The deadline for filing a proof of claim in this case for non-governmental entities and governmental entities is January 27, 2018 in the case of Lakeshore Properties of South Florida, LLC and April 28, 2018 in the cases of Okeechobee CC-I Land Trust, Okeechobee CC-II Land Trust and Okeechobee CC-III Land Trust.

2. What Is an Impaired Claim or Impaired Equity Interest?

As noted above, the holder of an allowed claim or equity interest has the right to vote only if it is in a class that is impaired under the Plan. As provided in § 1124 of the Code, a class is considered impaired if the Plan alters the legal, equitable, or contractual rights of the members of that class.

3. Who is Not Entitled to Vote

The holders of the following five types of claims and equity interests are not entitled to vote:

- holders of claims and equity interests that have been disallowed by an order of the Court;
- holders of other claims or equity interests that are not “allowed claims” or “allowed equity interests” (as discussed above), unless they have been “allowed” for voting purposes.
- holders of claims or equity interests in unimpaired classes;
- holders of claims entitled to priority pursuant to §§ 507(a)(2), (a)(3), and (a)(8) of the Code; and
- holders of claims or equity interests in classes that do not receive or retain any value under the Plan;
- administrative expenses.

Even If You Are Not Entitled to Vote on the Plan, You Have a Right to Object to the Confirmation of the Plan and to the Adequacy of the Disclosure Statement.

4. Who Can Vote in More Than One Class

A creditor whose claim has been allowed in part as a secured claim and in part as an unsecured claim, or who otherwise hold claims in multiple classes, is entitled to accept or reject a Plan in each capacity, and should cast one ballot for each claim.

5. Votes Necessary to Confirm the Plan

If impaired classes exist, the Court cannot confirm the Plan unless (1) at least one impaired class of creditors has accepted the Plan without counting the votes of any insiders within that class, and (2) all impaired classes have voted to accept the Plan, unless the Plan is eligible to be confirmed by a cram down on non-accepting classes.

a. *Votes Necessary for a Class to Accept the Plan*

A class of claims accepts the Plan if both of the following occur: (1) the holders of more than one-half (1/2) of the allowed claims in the class, who vote, cast their votes to accept the Plan, and (2) the holders of at least two-thirds (2/3) in dollar amount of the allowed claims in the class, who vote, cast their votes to accept the Plan.

A class of equity interests accepts the Plan if the holders of at least two-thirds (2/3) in amount of the allowed equity interests in the class, who vote, cast their votes to accept the Plan.

b. *Treatment of Nonaccepting Classes*

Even if one or more impaired classes reject the Plan, the Court may nonetheless confirm the Plan if the nonaccepting classes are treated in the manner prescribed by § 1129(b) of the Code. A plan that binds nonaccepting classes is commonly referred to as a cram down plan. The Code allows the Plan to bind nonaccepting classes of claims or equity interests if it meets all the requirements for consensual confirmation except the voting requirements of § 1129(a)(8) of the Code, does not discriminate unfairly, and is fair and equitable toward each impaired class that has not voted to accept the Plan.

You should consult your own attorney if a cramdown confirmation will affect your claim or equity interest, as the variations on this general rule are numerous and complex.

F. **Impairment**

A class of Claims or Interests is “impaired” if the legal, equitable, or contractual rights attaching to the Claims or Interests of that class are modified. Modification for purpose of determining impairment, however, does not include curing defaults and reinstating maturity.

G. **Confirmation Standards.**

1. General

The proponent of the plan of reorganization must meet all applicable requirements of §1129(a) of the Bankruptcy Code (except §1129(a)(8) if the proponent proposes to seek confirmation of the plan under the provisions of §1129(b) of the Bankruptcy Code). These requirements include, among other things, that: (a) the plan comply with applicable provisions of Title 11, United States Code and other applicable law; (b) the plan be proposed in good faith; (c) at least one impaired Class of claims must accept the plan, without counting votes of insiders; (d) the Plan must distribute to each creditor and equity interest holder at least as much as the creditor or equity holder would receive in a chapter 7 liquidation case, unless the creditor or

equity interest holder votes to accept the Plan; and (e) the Plan must be feasible. These requirements are not the only requirements listed in § 1129, and they are not the only requirements for confirmation.

2. Cramdown

The Bankruptcy Court may confirm a plan of reorganization even though fewer than all the classes of impaired Claims and Interests have accepted the plan. If a plan of reorganization is to be confirmed despite the rejection of a class of impaired Claims or Interest, then the proponent of the plan must show, among other things, that the plan of reorganization does not discriminate unfairly and that the plan is fair and equitable with respect to each impaired class of Claims or Interest that has not accepted the plan of reorganization. See discussion below.

3. Liquidation Analysis

To confirm the Plan, the Court must find that all creditors and equity interest holders who do not accept the Plan will receive at least as much under the Plan as such claim and equity interest holders would receive in a chapter 7 liquidation. A liquidation analysis is attached to this Disclosure Statement as Exhibit B.

4. Feasibility

The Court must find that confirmation of the Plan is not likely to be followed by the liquidation, or the need for further financial reorganization, of the Debtors or any successor to the Debtors, unless such liquidation or reorganization is proposed in the Plan.

a. Ability to Initially Fund Plan

The Debtors believe that the Debtor will have enough cash on hand on the Effective Date of the Plan to pay all the claims and expenses that are entitled to be paid on that date. The source of the funds that will be used to consummate the Plan are the personal funds of Manuel C. Diaz, Manuel C. Diaz Farms, Inc. and Diaz Landscaping & Nursery, Inc. The attorneys for the Debtor presently hold \$500,000 and the balance of the funds due on the Effective Date will be transferred to the trust account of the attorneys for the Debtors prior to the hearing on the confirmation of the Debtor's Plan. Mr. Martin has obtained funds from her personal holdings and will escrow the first four (4)

b. Ability to Make Future Plan Payments And Operate Without Further Reorganization

The plan proponent must also show that it will have enough cash over the life of the Plan to make the required Plan payments.

The Debtors have provided projected financial information. Those projections are listed (in Exhibit C).

The Debtors financial projections show that the Debtor will have sufficient revenues to pay the obligations under the Plan. The Plan provides for the payment of all principal due to Met Life and MLIC within three years from the Effective Date of the Plan. The Debtors will accomplish this through land sales and tree sales. The Debtors own the land upon which substantial ornamental trees are grown pursuant to a lease with Okeechobee Farm Lands, Inc. Economic conditions have been unfavorable for the disposition of the either the land or the liquidation of the tree inventory. With the destruction caused by Hurricane Irma throughout Florida and the Caribbean, these Debtors are able to benefit from Okeechobee Farm Lands' vast inventory that will be utilized to help rebuild many areas that were adversely impacted by the hurricane's destruction.

You Should Consult with Your Accountant or other Financial Advisor If You Have Any Questions Pertaining to These Projections.

ARTICLE III – THE DEBTOR AND THE DEBTOR’S BUSINESS

A. The Debtor

Lakeshore Properties of South Florida, LLC, is a Florida limited liability company, that was formed in 2004 for the purpose of acquiring certain real property located in Okeechobee County, Florida. Lakeshore owns approximately 2300 acres of land consisting of farm land. Each of the lots is subject to a lease in favor of Okeechobee Farm Lands, Inc., who owns the field grown trees on the Okeechobee Property. Even though MetLife purported to take a security interest in these trees, MetLife does not have a valid security interest in the filed grown trees on these lots.

Okeechobee CC-I Land Trust was formed in 2004 for the purpose of acquiring farm land in Martin County, Florida and owns approximately 432 acres of farm land. Each of the lots is subject to a lease in favor of Okeechobee Farm Lands, Inc., who owns the field grown trees on the Okeechobee Property. Even though MetLife purported to take a security interest in these trees, MetLife does not have a valid security interest in the filed grown trees on these lots.

Okeechobee CC-II Land Trust was formed in 2005 for the purpose of acquiring farm land in Martin County, Florida and owns approximately 266 acres of farm land. Each of the lots is subject to a lease in favor of Okeechobee Farm Lands, Inc., who owns the field grown trees on the Okeechobee Property. Even though MetLife purported to take a security interest in these trees, MetLife does not have a valid security interest in the filed grown trees on these lots.

Okeechobee CC-III Land Trust was formed in 2005 for the purpose of acquiring farm land in Martin County, Florida and owns approximately 357 acres of farm land. Each of the lots is subject to a lease in favor of Okeechobee Farm Lands, Inc., who owns the field grown trees on the Okeechobee Property. Even though MetLife purported to take a security interest in these trees, MetLife does not have a valid security interest in the filed grown trees on these lots.

B. Business and Assets

Debtor Lakeshore Properties of South Florida, LLC is owned by Manuel C. Diaz. Mr. Diaz is the managing member. Lakeshore Properties owns approximately 2,330 acres of pristine farm land in Okeechobee County, Florida. (2,228)

The Debtor acquired its interest in 2005 and pledged approximately 2,220 acres of land to MLIC as security for an initial loan of \$9,250,000.00. The Land is leased to Okeechobee Farm Lands, Inc., an affiliate who has unencumbered field grown trees on the land. The Debtor estimates that the value of the field grown tree inventory is in excess of \$13 million.

Okeechobee CC-I Land Trust was created in 2004 and acquired approximately 431.63 acres of farm land in Martin County, Florida. Okeechobee CC-I pledged the 431.63 acres of land to MetLife in exchange for \$2,300,000.00. The Land is leased to Okeechobee Farm Lands, Inc., an affiliate who has unencumbered field grown trees on the land. The Debtor estimates that the value of the field grown tree inventory is in excess of \$15 million.

Okeechobee CC-II Land Trust was created in 2005 and acquired approximately 265.30 acres of farm land in Martin County, Florida. Okeechobee CC-I pledged the 265.30 acres of land to MetLife in exchange for \$1,550,000.00.00. The Land is leased to Okeechobee Farm Lands, Inc., an affiliate who has unencumbered field grown trees on the land. The Debtor estimates that the value of the field grown tree inventory is in excess of \$15 million.

Okeechobee CC-III Land Trust was created in 2005 and acquired approximately 356.88 acres of farm land in Martin County, Florida. Okeechobee CC-I pledged the 356.88 acres of land to MetLife in exchange for \$2,300,000.00. The Land is leased to Okeechobee Farm Lands, Inc., an affiliate who has unencumbered field grown trees on the land. The Debtor estimates that the value of the field grown tree inventory is in excess of \$15 million.

On March 28, 2017 MLIC commenced an action in the Circuit Court of Okeechobee County, Florida to foreclose on its interest in the property owned by Lakeshore Properties of South Florida, LLC and commenced three foreclosure actions in the Circuit Court of Martin County, Florida to foreclose on its interest in the real property owned by the land trusts. The Debtor unsuccessfully made good faith efforts to resolve the matter with MetLife and MLIC to avoid the filing of these bankruptcy petitions.

C. Historical Financial Information

The Debtors have had no revenue in the past two years. Prior to the declaration of the default by MLIC and Met Life, the payments made on those obligations were provided by Manuel C. Diaz, Manuel C. Diaz Farms, Inc. and Diaz Landscaping & Nursery, Inc.

D. Insiders

The Insiders of the Debtor are as follows: Manuel C. Diaz, Barbara Diaz, Manuel C. Diaz Farms, Inc.

E. Events Leading Up To Chapter 11 Case

As set forth above, MLIC and Met Life declared the Debtors in default in March 2017. Although Debtor was current on some of its loans, Met Life and MLIC were unwilling to negotiate a settlement. Consequently, the Debtors commenced these Chapter 11 bankruptcy cases to preserve the value of the real property, the approximately at least \$30 million in unencumbered field- grown trees owned by Okeechobee Farm Lands, Inc. and to make provisions for the repayment of all its obligations.

ARTICLE IV – DEBTOR’S BANKRUPTCY CASE

A. Commencement of Case

On September 28, 2017 (the “Lakeshore Petition Date”), the Debtor filed its voluntary petition for relief under chapter 11 of the Bankruptcy Code, 11 U.S.C. §§ 101 *et seq.* The Debtor has been acting as Debtor in Possession since the Petition Date. On December 3, 2017, Okeechobee CC-I Land Trust, Okeechobee C-II Land Trust and Okeechobee CC-III Land Trust filed their respective voluntary chapter 11 bankruptcy petitions under chapter 11 of the Bankruptcy Code. The Debtor are acting as Debtors in Possession.

B. Proceedings in Bankruptcy Case

1. Debtor In Possession

Since the Petition Date, the Debtors have operated their businesses and managed their properties as Debtors-in-Possession under the authority of §§ 1107(a) and 1108 of the Bankruptcy Code.

2. Retention of Professionals

The Debtor has retained, applied or intends to retain the following professionals to assist the Debtor in this case:

<u>Name</u>	<u>Function</u>
Nicholas B. Bangos Nicholas B. Bangos, P.A.	Counsel for Debtor-in-Possession

3. Lease Assumptions

The Debtors have leases with Okeechobee Farm Lands, Inc. for the lease of farm lands for field-grown trees owned by Okeechobee Farm Lands, Inc. The Debtors’ Joint Plan of Reorganization as disclosed in Article III more specifically deals with the treatment of the executory contracts.

4. DIP Reports

The Debtor has or will file all monthly Debtor-In-Possession Monthly Operating Reports through the Effective Date of the Plan.

ARTICLE V – BUSINESS PLAN AND PROJECTIONS

A. The Business Plan

The Debtor intends to reinstate the loan with MLIC and MetLife. Upon the Effective Date, the Debtors will distribute to MLIC \$500,000.00 from the plan escrow and commence making payments. The Debtors have listed the ranch in Okeechobee County, Florida for sale for \$16,000,000.00. If and when the ranch sells, the Debtors will utilize the proceeds to pay-off the loans due to MLIC first and the balance, if any, will be utilized to pay the remaining principal due to MetLife. In addition, the Debtors will utilize the field grown tree inventory which is not subject to any valid security interest to further reduce the balance due to MetLife and MLIC.

Post confirmation, Manuel C. Diaz will retain his interest in Lakeshore Properties, LLC and continue his respective positions with the company. Ms. Martin will continue to serve as Managing Member of the Debtor. Barry M. Brant will continue to serve as trustee for the respective land trusts.

B. Forecasts and Projections

The Debtors do not, as a matter of course, make long range external forecasts or projections of anticipated financial position or results of operation. Exhibit C is a copy of the Debtors' forecast of its revenues and expenses. The Debtors' forecasts were prepared by the Debtors and, to the best of management's information and belief, are the expected financial position, results of operation, and cash flow of the Debtors. The projections make numerous assumptions with respect to general business and economic conditions, and other matters, most of which are beyond the control of the Debtors. Management is responsible for the preparation of the projections/forecasts and the underlying assumptions, which management believes are reasonable. The projections will not be prepared with the view to comply with any published guidelines regarding financial projections or forecasts.

Because the projections are based on a number of assumptions and are inherently subject to significant uncertainties and contingencies beyond the control of the Debtors, there can be no assurance that the projections will be realized, and actual results may be higher or lower than those shown.

ARTICLE VI – SUMMARY OF PLAN

The following is a summary of principal provisions of the Plan. This summary is qualified in its entirety by reference to the Plan.

A. Overview of Plan

The Plan consists of the following Classes and their respective treatment is as follows:

Lakeshore Properties of South Florida, LLC.

Class I - MLIC Asset Holdings (“MLIC”). This Class consists of the Claim of MLIC. MLIC’s claim approximates \$10,562,355.20. MLIC’s claim is secured by a valid first mortgage on real property more particularly described as Lots 92-96 and includes a 1300 acre ranch which the Debtor has listed for sale for \$16,000,000.00. Notwithstanding its purported collateral package, MMLIC is not secured by any of the filed grown tree stock. The Debtor estimates that the value of the field grown tree stock is \$13,490,922.00.

Under the Plan, MLIC will retain its lien on the Property by virtue of that Mortgage and Security Agreement recorded in the Public Records of Okeechobee County, Florida. Commencing on the Effective Date of the Plan, MLIC will receive \$500,000.00 from the Plan escrow and commence receiving monthly payments to be paid at the rate of \$29,348.54 per month, representing interest payments representing interest payments on its Allowed Secured Claim at the rate of three and one-half percent (3.5% (per annum) amortized over thirty (30) years with a balloon payment for the principal balance then due upon the third anniversary of the Effective Date of the Plan without penalty for repayment. All future real property taxes will be escrowed and held by the Debtor.

During the three year period, net income from field grown crops that are liquidated from any of the farm properties upon which MLIC has a valid mortgage will be applied towards the reduction of MLIC’s principal balance. In addition, if, and when, the “ranch” is sold, the proceeds will reduce MLIC’s principal balance accordingly.

Class II – PNC Bank. This Class consists of the Secured Claim of PNC Bank, who holds a mortgage on 84.92 acres of farm land in Okeechobee County, Florida, more particularly described as Folio No. 11-24-38-36-0A00 00008 0000. . The mortgage serves as additional collateral for a loan to Manuel C. Diaz, in the amount of \$12,555,608.00. Lakeshore Properties of South Florida, LLC is not personally liable for the loan, however, PNC has recourse against the collateral pledged. PNC will retain its lien under the Plan. In lieu of PNC exercising its rights under 11 U.S.C. §111(b), Lakeshore Properties of South Florida, LLC will pledge its interest in the 10.25 acres of farm land more particularly described as Folio No. 1-15-28-36-0A00-00007-0000 and the 6.86 acres of farm land in Okeechobee County, Florida, more particularly described as Folio No 1-14-38-36-0A00-00004-0000. This Class is impaired.

Class III- Secured Claim of the Okeechobee County Tax Collector. This Class consists of the Allowed Secured Claim of the Okeechobee County Tax Collector for outstanding 2017 real property taxes in the amount of \$10,166.34. The claimant holds a perfected statutory lien on the Debtor’s interest in the Real Property and will retain its lien on the Property under the Plan. The Debtor intends to pay the claims of Okeechobee County with fifty-five (55) equal payments, which includes interest at the rate of eighteen percent (18%) per annum from the Effective Date

of the Plan. All future real property taxes will be escrowed and held by the Debtor. This Class is impaired.

Okeechobee CC-I Land Trust

Class IV – Metropolitan Life Insurance Company (“MetLife”). This Class consists of the Claim of MetLife. MetLife’s claim approximates \$2,378,844.76. MetLife’s claim is secured by a valid first mortgage on real property more particularly described as Lots 92-96 and includes a 1300 acre ranch which the Debtor has listed for sale for \$16,000,000.00. Notwithstanding its purported collateral package, MetLife is not secured buy any of the filed grown tree stock. The Debtor estimates that the value of the field grown tree stock is \$13,490,922.00.

Under the Plan, MetLife will retain its lien on the Property by virtue of that Mortgage and Security Agreement recorded in the Public Records of Martin County, Florida. Commencing on the Effective Date of the Plan, MLIC will commence receiving monthly payments to be paid at the rate of \$6,936.30 per month, representing interest payments representing interest payments on its Allowed Secured Claim at the rate of three and one-half percent (3.5% (per annum) amortized over thirty (30) years with a balloon payment for the principal balance then due upon the third anniversary of the Effective Date of the Plan without penalty for repayment. All future real property taxes will be escrowed and held by the Debtor.

During the three year period, net income from field grown crops that are liquidated from any of the farm properties upon which MLIC has a valid mortgage will be applied towards the reduction of MLIC’s principal balance accordingly.

Class V- Secured Claim of the Martin County Tax Collector. This Class consists of the Allowed Secured Claim of the Martin County Tax Collector for outstanding 2017 real property taxes. The claimant holds a perfected statutory lien on the Debtor’s interest in the Real Property and will retain its lien on the Property under the Plan. The Debtor intends to pay the claims of Okeechobee County with fifty-five (55) equal payments, which includes interest at the rate of eighteen percent (18%) per annum from the Effective Date of the Plan. All future real property taxes will be escrowed and held by the Debtor. This Class is impaired.

Class VI-Bibiano P. Calero. The claim of Bibiano Calero is secured by a 2011 Chevrolet Van that is used by Okeechobee CC-I Land Trust, Okeechobee CC-II Land Trust and Okeechobee CC-III Land Trust and was due \$8,500.00 on the Petition Date. This claim is secured by a valid lien on the van. Under the Plan, the Debtors will modify the rights of the lien holder and make a combined payment of \$258.59 for thirty-six (36) months from the Effective Date of the Plan, which represents interest at the rate of six percent (6%) per annum.

Okeechobee CC-II Land Trust

Class VII – Metropolitan Life Insurance Company (“MetLife”). This Class consists of the Claim of MetLife. MetLife’s claim approximates \$1,642,850.04. MetLife’s claim is secured by a valid first mortgage on real property more particularly described as Lots 92-96 and includes a 1300 acre ranch which the Debtor has listed for sale for \$16,000,000.00. Notwithstanding its

purported collateral package, MetLife is not secured buy any of the filed grown tree stock. The Debtor estimates that the value of the field grown tree stock is \$13,490,922.00.

Under the Plan, MetLife will retain its lien on the Property by virtue of that Mortgage and Security Agreement recorded in the Public Records of Martin County, Florida. Commencing on the Effective Date of the Plan, MLIC will commence receiving monthly payments to be paid at the rate of \$4,791.65 per month, representing interest payments representing interest payments on its Allowed Secured Claim at the rate of three and one-half percent (3.5% (per annum) amortized over thirty (30) years with a balloon payment for the principal balance then due upon the third anniversary of the Effective Date of the Plan without penalty for repayment. All future real property taxes will be escrowed and held by the Debtor.

During the three year period, net income from field grown crops that are liquidated from any of the farm properties upon which MLIC has a valid mortgage will be applied towards the reduction of MLIC's principal balance accordingly.

Class VIII- Secured Claim of the Martin County Tax Collector. This Class consists of the Allowed Secured Claim of the Martin County Tax Collector for outstanding 2017 real property taxes. The claimant holds a perfected statutory lien on the Debtor's interest in the Real Property and will retain its lien on the Property under the Plan. The Debtor intends to pay the claims of Okeechobee County with fifty-five (55) equal payments, which includes interest at the rate of eighteen percent (18%) per annum from the Effective Date of the Plan. All future real property taxes will be escrowed and held by the Debtor. This Class is impaired.

Class IX-Bibliano P. Calero. The claim of Bibliano Calero is secured by a 2011 Chevrolet Van that is used by Okeechobee CC-I Land Trust, Okeechobee CC-II Land Trust and Okeechobee CC-III Land Trust and was due \$8,500.00 on the Petition Date. This claim is secured by a valid lien on the van. Under the Plan, the Debtors will modify the rights of the lien holder and make a combined payment of \$258.59 for thirty-six (36) months from the Effective Date of the Plan, which represents interest at the rate of six percent (6%) per annum.

Okeechobee CC-III Land Trust

Class X – Metropolitan Life Insurance Company (“MetLife”). This Class consists of the Claim of MetLife. MetLife's claim approximates \$2,528,533.56. MetLife's claim is secured by a valid first mortgage on real property more particularly described as Lots 92-96 and includes a 1300 acre ranch which the Debtor has listed for sale for \$16,000,000.00. Notwithstanding its purported collateral package, MetLife is not secured buy any of the filed grown tree stock. The Debtor estimates that the value of the field grown tree stock is \$13,490,922.00.

Under the Plan, MetLife will retain its lien on the Property by virtue of that Mortgage and Security Agreement recorded in the Public Records of Martin County, Florida. Commencing on the Effective Date of the Plan, MLIC will commence receiving monthly payments to be paid at the rate of \$7,374.95 per month, representing interest payments representing interest payments on its Allowed Secured Claim at the rate of three and one-half percent (3.5% (per annum) amortized over thirty (30) years with a balloon payment for the principal balance then due upon

the third anniversary of the Effective Date of the Plan without penalty for repayment. All future real property taxes will be escrowed and held by the Debtor.

During the three year period, net income from field grown crops that are liquidated from any of the farm properties upon which MLIC has a valid mortgage will be applied towards the reduction of MLIC's principal balance accordingly.

Class XI- Secured Claim of the Martin County Tax Collector. This Class consists of the Allowed Secured Claim of the Martin County Tax Collector for outstanding 2017 real property taxes. The claimant holds a perfected statutory lien on the Debtor's interest in the Real Property and will retain its lien on the Property under the Plan. The Debtor intends to pay the claims of Okeechobee County with fifty-five (55) equal payments, which includes interest at the rate of eighteen percent (18%) per annum from the Effective Date of the Plan. All future real property taxes will be escrowed and held by the Debtor. This Class is impaired.

Class XII-Bibiano P. Calero. The claim of Bibiano Calero is secured by a 2011 Chevrolet Van that is used by Okeechobee CC-I Land Trust, Okeechobee CC-II Land Trust and Okeechobee CC-III Land Trust and was due \$8,500.00 on the Petition Date. This claim is secured by a valid lien on the van. Under the Plan, the Debtors will modify the rights of the lien holder and make a combined payment of \$258.59 for thirty-six (36) months from the Effective Date of the Plan, which represents interest at the rate of six percent (6%) per annum.

Class XIII- Equity Interest. The Equity holders or holders with Allowed Interests will retain their membership interest in the Debtor. This class is unimpaired.

1. Securities Laws

Pursuant to Section 1125(e) of the Bankruptcy Code, the transmittal of Plan solicitation packages (including Disclosure Statement and the Plan), the Debtors' solicitation of acceptances of the Plan, and the Reorganized Debtors and any other person's participation in such activities are not and will not be governed by or subject to any otherwise applicable law, rule or regulation governing the solicitation of acceptance or rejection of a plan of reorganization or the offer, issuance, sale or purchase of securities.

2. Federal Income Tax Consequences

a. General

The tax consequences of the Plan to the Debtors and to the Holders of Claims and Equity Interest (the "Holders") are discussed below. This discussion of the federal income tax consequences of the Plan to the Debtors and Holders under the United States Internal Revenue Code is provided for informational purposes only. While this discussion addresses certain material tax consequences of the Plan, it is not a complete discussion of all such consequences and is subject to substantial uncertainties. Moreover, the tax consequences to a Holder may be affected by matters not discussed below (including, but not limited to, special rules applicable to certain types of persons, such as persons holding non-vested voting stock or otherwise subject to

special rules, nonresident aliens, life insurance companies and tax exempt organizations) and by such Holders' particular tax situations. In addition, this discussion does not address any state, local or foreign tax considerations that may be applicable to particular Holders.

**HOLDERS ARE URGED TO CONSULT THEIR OWN TAX ADVISORS
REGARDING THE TAX CONSEQUENCES OF THE TRANSACTIONS**

b. *Cancellation of Indebtedness Income*

Generally, cancellation of indebtedness triggers ordinary income to a debtor equal to the adjusted price (as determined for federal income tax purposes) of the indebtedness canceled. If a debt is discharged in a Chapter 11 bankruptcy case, however, a debtor does not recognize cancellation of indebtedness income. Instead, certain tax attributes otherwise available to the debtor are reduced by the amount of the indebtedness canceled. Tax attributes subject to reduction include: (i) net operating losses (NOL) and NOL carry forwards; (ii) most credit carry forwards (iii) capital losses and carry forwards; (iv) the tax basis of the Debtor's depreciable and non-depreciable assets; and (v) foreign tax credit carry forwards.

Under Sections 108(b) and 1017 of the Internal Revenue Code, attributes are reduced in the following order: first, net operating loss carryover; second, general business credit carryovers; third, capital loss carryovers; and fourth, tax basis. In lieu of reducing net operating loss and carryovers, the tax payer can elect to reduce tax basis first. Such an election shall not apply to an amount greater than the aggregate adjusted bases of depreciable property held by the taxpayer as of the beginning of the taxable year following the taxable year in which the discharge occurs.

Therefore, any cancellation of indebtedness income realized by the debtor would require a reduction in its NOL's or other tax attributes. Because attribute reduction is calculated only after the tax for the year of discharge is determined, the realization of substantial amount of cancellation of indebtedness income as a result of implementation of the Plan, should not diminish the NOL's and NOL carry forwards otherwise available to offset other income recognized in the year in which the Plan is consummated.

The debtor does not believe that a principal purpose of the Plan is the avoidance of federal income tax within the meaning of Section 269 of the Internal Revenue Code.

c. *Importance of Obtaining Professional Tax Assistance*

This discussion is intended only as a summary of certain federal income tax consequences of the Plan and is not a substitute for careful tax planning with a professional. The tax consequences are in many cases uncertain and may very depending on a Holder's individual circumstances. Accordingly, Holders are urged to consult with their tax advisors about the federal, state, local and foreign tax consequences of the Plan.

B. Treatment and Classification of Claims

Holders of Claims or Interests will be classified as either impaired or unimpaired.

1. Unimpaired

The following Classes of Claims are unimpaired:

Class XIII – Equity Interests;

2. Impaired Claims

The following Claims and Interest are impaired:

Classes I-XII

3. Allowed Priority Tax Claims

Such Claims consist of Unsecured Claims of Governmental units for taxes allowed under Bankruptcy Code §507(a)(8). The holder of such Claims will receive on account of such Claim payment equal to the amount of the Allowed Priority Tax Claim at the value set forth in Bankruptcy Code §1129(a)(9)(C), payable with interest from the Distribution Date at the rate determined under Internal Revenue Code §§6601 and 6621 as of the Confirmation Date, payable in equal semi-annual payments over a period not exceeding five years after the Petition Date.

4. Allowed Administrative Expenses

Administrative Expenses are for any cost or expense of the Chapter 11 allowed under Bankruptcy Code §§503(b) and 507(a)(1), including all actual and necessary costs and expenses relating to the preservation of the Debtors' estate or the operation of the Debtors' businesses, all allowances of compensation or reimbursement of expenses to the extent allowed by the Bankruptcy Code, and all payments arising from executory contracts pursuant to Bankruptcy Code §365(b)(1).

Administrative Expenses against the Debtors consist primarily of professional fees which are subject to prior approval of the Bankruptcy Court and claims arising from postpetition obligations under lease of nonresidential real property. The Debtors estimates that the sum of Administrative Expenses will not exceed \$50,000.00.

Each Holder of an Allowed Administrative Expense against the Debtors shall receive on account of such Allowed Administrative Expense, the amount of the Allowed Administrative Expense in one cash payment within ten (10) days after the Effective Date, or shall receive such other treatment as agreed upon in writing by the Debtors and such Holder; provided that: (i) an Administrative Expense representing a liability incurred in the ordinary course of business by the Debtors may be paid in the ordinary course of business by the Debtors; and (ii) the payment of an Allowed Administrative Expense representing a right to payment under §§ 365(b)(1)(A) and

365(b)(1)(B) of the Bankruptcy Code may be made in one or more cash payments over a period of twenty-four (24) months or such other period as is determined to be appropriate by the Bankruptcy Court.

C. Other Provisions of Plan

1. Executory Contracts and Unexpired Lease

The Bankruptcy Code gives the Debtors the power, subject to the approval of the Bankruptcy Court, to assume or reject executory contracts and unexpired leases. Rejection or assumption may be effected pursuant to a plan of reorganization. In addition to any executory contract or unexpired lease previously assumed or rejected pursuant to order of the Bankruptcy Court, and in addition to motions to assume executory contracts currently pending or which will be heard at or prior to confirmation, the Plan constitutes and incorporates any motion to:

a. *assume the following executory contracts and unexpired lease:*

<u>LESSOR OR OTHER PARTY</u>	<u>EQUIPMENT OR SUBJECT</u>
Okeechobee Farm Lands, Inc. (Lakeshore)	Farm land
Okeechobee Farm Lands, Inc. (Land Trusts I-III)	Farm land

b. *reject all executory contracts and unexpired leases not listed in paragraph 1(a), above, or assumed pursuant to Final Order of the Bankruptcy Court.*

If the Bankruptcy Court has not previously entered an order approving assumption, rejection and/or assignment of lease and executory contracts, then the Confirmation Order shall constitute an order of the Bankruptcy Court approving all such assumptions, assignments, and rejections of executory contracts and unexpired leases, as the case may be, as of the Effective Date. Any monetary amounts by which the contracts and lease to be assumed under the Plan are in default shall be satisfied and agreed by the parties.

If an executory contract or unexpired lease is rejected, then the other party to the agreement may file a Claim for damages incurred by reason of rejection within such time as the Bankruptcy Court may allow. In the case of rejection of employment agreements and leases of real property, damages are limited under the Bankruptcy Code. *The Debtors are aware of **no other leases or executory contracts in this case.*** To the extent there are any executory contracts rejected by the Debtor, **any proof of claim for damages arising from the rejection must be filed with the court within thirty days after the entry of the order confirming the Plan.**

2. Corporate Existence and Management

The Debtors will continue to exist after the effective date as a limited liability company in accordance with the laws of the State of Florida and pursuant to its Operating Agreement. Manuel C. Diaz will continue to be Lakeshore Properties of South Florida’s managing member

and Barry m. Brant will continue to serve as trustee for the land trusts. No agreements exist nor are any presently contemplated concerning the compensation for Mr. Diaz or Mr. Brant.

3. Amendment of Corporate Charter and By-Laws

The Operating Agreement of the Reorganized Debtor will be amended, as necessary, to include provisions required (a) under the Bankruptcy Code with respect to the Debtors Interests and (b) the provisions of the Debtors' Plan. Consistent with Section 1123(a)(6) of the Bankruptcy Code, the Reorganized Debtors' Operating Agreement shall, among other things, prohibit the issuance of nonvoting equity securities as part of the reorganization. The Operating Agreement of the Debtors shall be amended as necessary to satisfy the provisions of the Plan.

4. Post-Effective Date Operations

The property of the Debtors' estates will revert in the Debtors on the Effective Date. The Debtors will be allowed to operate its business and may use, acquire, and dispose of property free of any restrictions of the Bankruptcy Code. All property of the Debtors will be free and clear of all Claims in Interest, except as specifically provided in the Plan.

5. Provisions Governing Distributions

a. *Requirement for Allowance of Claims and Interests*

No payments or other distributions will be made to or for the benefit of any Claim or Interest that is not "allowed." The Plan defines an "Allowed Claim" as a Claim that is not a Disputed Claim. If the Claim is disputed, and a proof of such Claim has been filed timely, then the Claim will become an allowed Claim: (i) if the Claim is not objected to within sixty (60) days after the Confirmation Date or such other date as may be fixed by the Bankruptcy Court; (ii) if allowed by Final Order; or (iii) to the extent any portion thereof is not a Disputed Claim set forth in Section F, Article VI of the Plan.

b. *Date and Delivery of Distribution*

Property to be distributed to an impaired Class of Claims or Interests under the Plan shall be distributed on the initial Distribution Date and, thereafter, as set forth in the Plan. Property to be distributed under the Plan to a Class that is not impaired shall be distributed on the latest of: (i) the Effective Date or any subsequent Distribution Date, as the case may be; and (ii) the date on which the distributions to the Holder of the Claim would have been made in the absence of the Plan.

The Debtors will make all distributions and deliveries to Holders of Allowed Claims at the addresses set forth on the Proofs of Claim filed by such Holders (or at the last known addresses of such Holders if no proof of Claim or proof of Interest is filed or if the Debtor has been notified of a change of address). If any distribution to a Holder is returned as undeliverable, then no further distributions to such Holder will be made unless and until the

Debtors are notified of such Holder's then current address, at which time all missed distributions will be made to such Holder, without interest. All Claims for undeliverable distributions must be made on or before the first anniversary of the Effective Date and within six (6) months of any subsequent Distribution Date to prevent their being discharged and forever barred.

6. Procedures for Resolving Contested Claims and Interests

a. *Objection Deadline*

The Debtors may object to any Claim or Interest within five (5) days after the entry of the Order conditionally approving the Disclosure Statement before the Confirmation Date or such other date as may be fixed by the Bankruptcy Court by filing an objection with the Bankruptcy Court and serving a copy on the Holder of the Claim or Interest to which an objection is made, in which event, the Claim or Interest will be treated as a Disputed Claim or Interest under the Plan. The Debtors intends to and will file its Claim objections to known and scheduled Claims prior to the first date set for the hearing on the Confirmation of the Plan.

Disputed Claims and Interest shall be determined and liquidated in accordance with applicable law and shall be deemed an Allowed Claim or Interest in such liquidated amount. When a Claim or Interest becomes Allowed, then the Claim or Interest will be paid in accordance with the Plan or as may be agreed by the parties and provided for in the order allowing the Claim or Interest. The Debtors may litigate to judgment, settle, or withdraw objections to Claims and Interests.

b. *No Distributions Pending Allowance*

The Debtors will reserve property to be paid on Disputed Claims and Interest. Thus, if a distribution is to be made to holders of Claims and some Disputed Claims have not yet been determined and liquidated, then the Debtors will reserve the consideration to be distributed to the Holders of such Disputed Claim. The amount reserved will be based on what would be paid on account of such Claims if the Claims were Allowed Claims in the full amount asserted. After determination and liquidation or disallowance of the Disputed Claims, the Debtors will make the appropriate distribution, if any, to the Holders of such Claims or Interest. Any balance representing distributions that would have been made on the disallowed portion of the Disputed Claims or Interest, will be included in the funds available for distribution generally to holders of Claims or Interest in that Class. The Debtors can give no assurance as to how long it will take to resolve Disputed Claims and complete the distribution under the Plan.

7. Miscellaneous Provisions

a. *Retention of Jurisdiction*

Notwithstanding the entry of the Confirmation Order and the occurrence of the Effective Date, the Bankruptcy Court shall retain the fullest and most expansive jurisdiction that is permitted under applicable law to issue any order or process to carry out the provisions of the Plan, including, but not limited to, determine all claims, enforce all obligations established in the

Plan and the Confirmation Order, adjudicate any adversary proceeding or contested matter pending on the Confirmation Date or contemplated in the Plan, determine any application for the allowance of compensation pursuant to §§ 330, 331 or 503(b), to enforce and interpret the Plan and to resolve any dispute and questions of any kind arising in connection with any act arising out of or contemplated by the Plan and the rights created herein or in the Confirmation Order.

b. *Amendment of Plan*

The Debtors may modify the Plan at any time prior to the entry of the Confirmation Order provided that the Plan as modified, and the Disclosure Statement meet applicable Bankruptcy Code and Bankruptcy Rule requirements.

After entry of the Confirmation Order, the Debtors or the Reorganized Debtors (as the case may be) may modify the Plan to remedy any defect or omission or to reconcile any inconsistency. Notwithstanding the entry of the Confirmation Order and the occurrence of the Effective Date, the Bankruptcy Court shall retain the fullest and most expansive jurisdiction that is permitted under applicable law to issue any order or process to carry out the provisions of the Plan, including but not limited to, determine all claims, enforce all obligations established in the Plan and the Confirmation Order, adjudicate any adversary proceeding or contested matter pending on the Confirmation Date or contemplated in and by the Plan, determine any application for the allowance of compensation pursuant to §§ 330, 331 or 503(b), to enforce and interpret the Plan and to resolve any dispute and questions of any kind arising in connection with any act arising out of or contemplated by the Plan and the rights created herein or in the Confirmation Order.

After the Confirmation Date, and before substantial consummation of the Plan, the Debtors or the Reorganized Debtors (as the case may be) may modify the Plan in a way that materially or adversely affects the interest, rights, treatment, or distributions of a Class of Claims or Equity Interest, provided that (a) the Plan, as modified, meets applicable Bankruptcy Code requirements, (b) the Debtors or the Reorganized Debtors obtains Bankruptcy Court approval of such modification, after notice and hearing; (c) such modification is accepted by at least two-thirds in amount, and more than one-half in number, of Allowed Claims or by at least two-thirds in amount of Allowed Equity Interest voting.

c. *Payment of Statutory Fees.*

All fees payable under section 1930, chapter 123, title 28, United States Code, as determined by the Bankruptcy Court at the Confirmation Hearing, shall be paid on the Effective Date. All such fees that arise after the Effective Date shall be paid by the Reorganized Debtor to pay quarterly fees to the Office of the United States Trustee pursuant to section 1930 of title 28, United States Code shall continue until such time as the Case is closed, dismissed or converted.

8. Discharge, Limitation of Liability and Injunction Provision

The Plan contains detailed discharge, limitation of liability and injunction provisions for the benefit of the Debtors and the Reorganized Debtors and third parties. You should understand

that, after Confirmation of the Plan, you will have no right to pursue the Debtors or the Reorganized Debtors or its assets to recover your Claim, or your Equity Interest, if any, except as provided for in this Plan and the Confirmation Order. You will also have no right to collect your Claim, if any, or Equity Interest, if any, for the purpose of consummating and implementing the transactions contemplated by this Plan, whether you seek to do so on theories of successor liability or on any other theory except as provided in this Plan.

a. *Discharge of Claims and Termination of Equity Interests*

Except as otherwise expressly provided in the Plan or the Confirmation Order, the Confirmation Order shall operate as a discharge, pursuant to Section 1141(d) of the Bankruptcy Code, to the fullest extent permitted by applicable law, as of the Effective Date of any Claim against the Debtors or the Reorganized Debtors that arose at any time prior to the Effective Date, including any and all Claims for principal and interest, whether accrued before, on, or after the Petition Date. The Holders of any canceled Equity Interest shall have no rights arising from or relating to such Equity Interests, or the cancellation thereof, except the rights, if any, provided in the Plan. In accordance with the foregoing, except as specifically provided in the Plan or Confirmation Order, the Confirmation Order shall be a judicial determination of the discharge or termination of all such Claims or Equity Interests in the Debtors, pursuant to Sections 524 and 1141 of the Bankruptcy Code, and such Discharge shall void any judgment obtained against the Debtors at any time, to the extent that such judgment relates to a discharged or terminated Claim, Liability, Debt or Equity Interest.

b. *No Liability for Tax Claims*

Unless a taxing governmental authority has asserted a Claim against the Debtors before the Bar Date established therefore, no Claim of such Governmental authority shall be allowed against the Debtors or the Reorganized Debtors for taxes, penalties, interest, additions to the tax or other charges arising out of the failure, if any, of the Debtors, any of its affiliates, or any other Person or Entity to have paid the tax or to have filed any tax return (including any excise tax return, income tax return or franchise tax return) in and for any period or arising out of an audit of any return for a period before the Petition Date. The Reorganized Debtors shall be responsible for the filing of all un-filed tax returns of the Debtors relating to any period prior to the Effective Date.

**ARTICLE VII – MANAGEMENT OR REORGANIZED DEBTOR;
COMPENSTAION**

A. Management

Upon the Effective Date, the operation of the Reorganized Debtors shall be the general responsibility of the officers of the Debtors, who shall, thereafter, have the responsibility for the management, control, and operation of the Reorganized Debtors. The management, operation, lease, sale, or abandonment of the assets of the Debtors will be in their sole discretion acting in good faith in accordance with the business judgment of the officers will not be subject to the supervision of the Bankruptcy Court, the creditors, or anyone else.

Following the Effective Date, the Lakeshore Properties of South Florida, LLC's managing member shall be Manuel C. Diaz and Barry M. Brant shall remain as trustee for the land trusts. From the Confirmation Date until the entry of a Final Decree, the executive officers and trustees of the Debtors and the Reorganized Debtors, as the case may be, shall have all powers accorded by law (including the Florida general corporation law) to place into effect and carry out the Plan and the Confirmation Order.

B. Compensation

Compensation for the officers and insiders has not been determined. Disclosure of any compensation agreements made subsequent to the filing of the Debtors' Plan and the Disclosure Statement and the Confirmation Hearing will be disclosed accordingly. However, the Debtors do not contemplate any compensation for the Debtors' managing member or trustee other than the potential for return on their respective investments.

ARTICLE VIII – CERTAIN RISK FACTORS

A. Projections

The fundamental premise of the Plan is the implementation of the business plan, which consists of acting as a landlord in accordance with the terms of the leases to be entered into with tenants, as reflected in the projections, and the reasonableness of the assumptions underlying the projections. The estimates are intended to demonstrate the potential for revenue generation for the Debtor that will supplement its income. These assumptions are based upon various factors that include, among other items: (1) assumptions concerning general economic conditions; (2) the ability of the Debtors to control future expenses; (3) the Debtors' ability to increase revenues; and (4) the ability to make necessary capital expenditure.

Although the Debtors believe that the estimates and assumptions included in the projections attached as Exhibit C are reasonable, some or all of them may prove to be inaccurate. Moreover, the actual results of operations are likely to vary from those set forth in the projections, and such variations may be material and adverse.

B. Delay

Under the Plan, the Debtors will commence making payments to the holders of Allowed Claims on the Effective Date

ARTICLE IX – ALTERNATIVES TO PLAN

The Debtors have evaluated numerous alternatives to the Plan, including: (a) the sale of the Debtor as a going concern, either as a whole or on a break up basis; and (b) the liquidation of the Debtors. After studying these alternatives, the Debtors have concluded that the Plan is the best alternative and will maximize recoveries by holders of Claims and Interest, assuming confirmation of the Plan. The following discussion provides a summary of the Debtors' analysis

leading to the conclusion that a sale or liquidation will not provide the highest value to the holders of claims and interests.

A. Sale on a Break up Basis

The well publicized tightening of the capital markets and the downturn in the real estate market have impeded the Debtor's ability to either attract sufficient capital or attract parties willing to acquire the Debtor's interest at a price or upon terms sufficient to provide the return to creditors proposed in this Plan and to liquidate the inventory of field grown trees owned by Okeechobee Farm Lands, Inc. In reality, the Debtors have no suitable candidates to acquire its operations or those of its affiliates due to the uniqueness of the product and the Debtors' principals and affiliates' respective market share. The Plan, in contrast, enables creditors to participate fully in the going-concern value to be achieved through the implementation of the Debtor's business plan and have their claims paid in full. Under the Plan, the Debtor is reorganizing approximately \$17 million in indebtedness. Based upon the estimated current market value of the Property, its status as a property in foreclosure and the amount of debt, the Debtor believes that there is no market for the Debtor or, more importantly, any purchaser who will be interested in either purchasing or financing the purchase of the Debtor without seeking to reduce or avoid altogether the indebtedness on the Property.

B. Liquidation

The Debtor has analyzed whether a liquidation of the assets of the Debtor would be in the best interests of creditors. An analysis of the recovery that would likely result from either a voluntary liquidation or a liquidation under either a Chapter 7 of the Bankruptcy Code is set forth as Exhibit B to this Disclosure Statement. The analysis reflects a liquidation based upon the uncertainty associated with a judicial foreclosure sale by MetLife and MLIC and the spoliation of the field grown inventory owned by Okeechobee Farm Lands, Inc. Due to the uncertainty associated with the forced-sale liquidation, the Debtor believes that the value obtained in such a scenario would result in substantially reduced distribution to holders of Secured Claims or significantly less than the distribution proposed by the Debtor, which includes a 100% distribution to all creditors, with the payment of interest to all classes of creditors.

The Debtor believes a forced liquidation on a distressed basis would result in substantial diminution in the value to be realized by creditors because of (i) the failure to maximize the value of the property through a voluntary sale; (ii) the failure to utilize the expertise of current management; (iii) additional administrative expenses involved in the appointment of the trustee and professionals to assist the trustee; (iv) additional expenses and Claims, some of which would be entitled to priority in payments, which would arise by reason of the liquidation; (v) the substantial time which would lapse before creditors would receive any distribution in respect of their Claims; and (vi) the likelihood that the value received would not even equal the amount of Allowed Claims. Therefore, the Debtor believes that the Plan, which provides payment of 100% of the amount of all Allowed Claims with interest, unless otherwise agreed by the claimholder, provides a substantially greater return to holders of claims and interests than would liquidation.

C. Alternatives if Plan Not Confirmed

If the Plan is not confirmed, then the Debtors, any other party in interest in the Chapter 11 Case, could attempt to formulate and propose a different plan or plans of reorganization. Such plans might involve either a reorganization and continuation of the Debtors' businesses, a sale of the Debtors' business as a going concern, an orderly liquidation of the Debtors' assets or a combination thereof.

If no plan of reorganization can be confirmed, then the Chapter 11 Case may be converted to a liquidation proceeding under Chapter 7 of the Bankruptcy Code. The proceeds of the liquidation proceeding, if any, would be distributed to the creditors of the Debtors in accordance with the priorities established by the Bankruptcy Code. The Debtors believe in a Chapter 7 scenario that certain secured creditors would receive either zero or substantially less than that which is proposed by the Debtors and the secured creditors would find themselves under-secured.

ARTICLE X – ACCEPTANCE AND CONFIRMATION OF PLAN

As a condition of confirmation of the Plan, the Bankruptcy Code requires that the Court determine that: (i) the Plan complies with the technical requirements of Chapter 11 of the Bankruptcy Code; and (ii) that the Debtors' disclosures concerning the Plan have been adequate and have included information concerning all payments made or promises by the Debtors in connection with the Plan and the Chapter 11 Case.

Section 1129 of the Bankruptcy Code, which sets forth the requirements that must be satisfied in order for the Plan to be confirmed, lists the following requirements for the approval of any plan of reorganization:

1. A plan must comply with the applicable provisions of the Bankruptcy Code, including, *inter alia*, §1123(a)(4), which provides that a plan must "provide the same treatment for each claim or interest of a particular class, unless the holder of a particular claim or interest agrees to a less favorable treatment of such particular claim or interest. Such anti-discrimination provision applies to contingent claims (such as guaranty claims) as well as all other claims and interests.
2. The proponent of a plan must comply with the applicable provisions of the Bankruptcy Code.
3. A plan must be proposed in good faith and not by any means forbidden by law.
4. Any payment made or to be made by the proponent, by the Debtors, or by a person issuing securities or acquiring property under a plan, for services or for costs and expenses in or in connection with the case, or in connection with such plan and incident to the case, must be approved by, or by subject to the approval of, the court as reasonable.

5. (i)(A) The proponent of a plan must disclose the identity and affiliations of any individual proposed to serve, after confirmation of such plan, as a director, officer, or voting trustee of the debtor, an affiliate of the debtor participating in a joint plan with the debtor, or a successor to the debtor under such plan; and

(B) The appointment to, or continuance in, such officer or such individual, must be consistent with the interests of creditors and equity security holders and with public policy; and;

(ii) The proponent of a plan must disclose the identity of any insider that will be employed or retained by the reorganized debtor, and the nature of any compensation of each insider.

6. Any governmental regulatory commission with jurisdiction, after confirmation of a plan, over the rates of the Debtor must approve any rate change provided for in such plan, or such rate change is expressly conditioned on such approval. The Debtor's Plan proposes no such change, nor does the Debtor have rates over which any governmental authority exercises jurisdiction.

7. Each holder of a claim or interest in an impaired class of claims or interest must have accepted the plan or must receive or retain under the plan on account of such claim or interest property of a value, as of the effective date of the plan, that is not less than the amount that such holder would so receive or retain if the debtor were liquidated under chapter 7 of the Bankruptcy Code on such date; or, if the class is a class of secured claims that elects non-recourse treatment of the claims under §1111(b) of the Bankruptcy Code, each holder of a claim in such class will receive or retain under the plan on account of such claim property of a value, as of the effective date of the plan, that is not less than the value of such holder's interest in the estate's interest in the property that secures such claims.

8. With respect to each class of claims or interest, such class must accept the plan or not be impaired under the plan (subject to the "cramdown" provisions discussed above and below under "Confirmation Without Acceptance By All Impaired Classes.")

9. Except to the extent that the holder of a particular claim has agreed to a different treatment of such claim, a plan must provide that:

a. with respect to an administrative claim and certain claims in an involuntary case, on the effective date of the Plan, the holder of the claim will receive on account of such claim cash equal to the allowed amount of the claim;

b. with respect to a class of priority wage, employee benefit, consumer deposit and certain other claims described in §507(a)(3)-(6) of the Bankruptcy Code, each holder of a claim of such class will receive:

(1) if such class has accepted the plan, deferred cash payments of a value, as of the effective date of the plan, equal to the allowed amount of such claim;

(2) if such class has not accepted the plan, cash on the effective date of the plan equal to the allowed amount of such claim.

(3) with respect to a priority tax claim of a kind specified in §507(a)(8) of the Bankruptcy Code, the holder of such claim will receive on account of such claim deferred cash payments, over a period not exceeding six (6) years after the date of assessment of such claim, of a value, as of the date of assessment of such claim of a value, as of the effective date of the plan equal to the allowed amount of such claim.

10. If a class of claims is impaired under a plan, at least one class of claims that is impaired under such plan must have accepted the plan, determined without including any acceptance of the plan by any insider.

11. Confirmation of a plan must not be likely to be followed by the liquidation, or the need for further financial reorganization, of the debtor or any successor to the debtor under the plan, unless such liquidation or reorganization is proposed in the plan. This is the so-called “feasibility” requirement.

12. All fees payable under §1930 of title 28 of the United States Code, as determined by the Court at the hearing on confirmation of the plan, must have been paid or the plan must provide for the payment of all such fees on the effective date of the plan.

13. A plan must provide for the continuation after its effective date of payment of all retiree benefits, as that term is defined in §1114 of the Bankruptcy Code, at the level established pursuant to subsection (e)(1)(B) or (g) of §1114 of the Bankruptcy Code, at any time prior to confirmation of such plan, for the duration of the period the debtor has obligated itself to provide such benefits. The Debtor has no such benefits.

This Disclosure Statement discusses three of these requirements: (a) the feasibility of the Plan; (b) acceptance by impaired classes; and (c) the minimum value standard. Further, the required disclosures described in paragraph (5) above are also contained herein. The Debtor believes that the Plan meets all the requirements of §1129(a) of the Bankruptcy Code (other than as to voting, which has not taken place) and will seek a ruling of the Court to this effect at the hearing on confirmation of the Plan. You are urged to consult your own counsel to evaluate each and every one of the standards for confirmation of the Plan under the Bankruptcy Code.

A. Acceptance of the Plan

As a condition to confirmation, the Bankruptcy Code requires that each impaired Class of Claims or Interest accept the Plan. The Bankruptcy Code defines acceptance of a plan by a Class of Claims as acceptance by holders of two-thirds in dollar amount and a majority in number of Claims in that Class, but for that purpose counts only those who actually vote to accept or reject the plan. The Bankruptcy Code defines acceptance of a plan by a Class of Interest (equity securities) as acceptance by holders of two-thirds of the number of shares, but for

this purpose counts only shares actually voted. Holders of Claims or Interest who fail to vote are not counted as either accepting or rejecting a plan.

Classes of Claims or Interest that are not “impaired” under a plan are deemed to have accepted the Plan and are not entitled to vote. Acceptances of the Plan are being solicited only from those who hold Claims or Interest in an impaired Class. A Class is impaired if the legal, equitable or contractual rights attaching to the Claims or Interest of that Class are modified, other than by curing defaults and reinstating maturity or by payment in full in cash. See “Description of Classification and Treatment of Claims.” Acceptances of the Plan are being solicited from holders of Allowed Claims and Interest in the impaired Classes. A form of ballot to accept/reject the Plan is attached hereto as Exhibit D.

B. Best Interest of Creditors and Equity Security Holders – Liquidation Analysis

Even if the Plan is accepted by each Class of creditors and equity security holders, to confirm the Plan, the Court must independently determine that the Plan is in the “best interest” of all Classes of creditors and equity security holders impaired by the Plan. The “best interest” test requires that the Court find either that: (i) all members of an impaired Class of Claims or Interest have accepted the Plan; or (ii) the Plan will provide each non-accepting member of the Class a recovery that has a value at least equal to the value of the distribution that each such member would receive if the debtor were liquidated under Chapter 7 of the Bankruptcy Code.

To calculate what members of each impaired Class of creditors and equity security holders would receive if a debtor were liquidated, the Court must first determine the aggregate dollar amount that would be generated from the debtor’s assets if the Chapter 11 case was converted to a Chapter 7 case under the Code. This “liquidation value” would consist primarily of the proceeds from a forced sale of the debtor’s assets by a Chapter 7 trustee.

The amount of liquidation value available to unsecured creditors would be reduced by, first, the Claims of secured creditors to the extent of the value of their collateral, and, then, by the costs and expenses of liquidation, as well as by other administrative expenses and costs of both the Chapter 7 case and the Chapter 11 case. Costs of liquidation under Chapter 7 of the Code would include the compensation of a trustee, as well as of counsel and other professionals retained by the trustee, asset disposition expenses, all unpaid expenses incurred by the Debtor in its Chapter 11 case (such as compensation of attorneys, financial advisors and accountants) that are allowed in the Chapter 7 case, litigation costs, and Claims arising from the operations of the Debtor during the pendency of the Chapter 11 case. The liquidation itself would trigger certain priority Claims, such as Claims for severance pay, and would accelerate other priority payments that otherwise would be due in the ordinary course of business. Those priority Claims would be paid in full out of the liquidation proceeds before the balance would be made available to pay general Claims or to make any distribution in respect of equity Interests.

In liquidation, distinctions among classes of unsecured Claims are generally eliminated. Once the Court ascertains the recoveries in liquidation of secured creditors, priority claimants, general creditors and equity security holders, those recoveries are compared with the

distributions offered to each class of Claims or Interest under the plan of reorganization to determine if the plan of reorganization is in the best interest of creditors and equity security holders of each class.

The Debtors believe that: (a) the Plan is in the best interest of creditors and equity security holders; and (b) the Debtors believe that the holders of Claims in each impaired Class will receive more under the Plan than they would in liquidation. Attached to this Disclosure Statement is a liquidation analysis prepared by the Debtors. Reference is made to the liquidation analysis for a specific valuation and recovery figures and for a description of the procedures followed, the factors considered, and the assumptions made in preparing the analysis. The Debtors believes that any liquidation analysis is, at best, highly speculative. However, the Debtors doubts there will exist sufficient funds to make any distribution in the event of a chapter 7 liquidation. If confirmation of the Plan requires the establishment of hypothetical amounts of value for the Debtor and the amount of Allowed Claims, then the Court will make those rulings.

C. Feasibility of the Plan

The Debtors believe that, after the confirmation of the Plan, the Debtors will be able to perform its obligations under the Plan and continue to operate its businesses without further financial reorganization. Confirmation of the Plan will require the Court to determine that the Plan is feasible. The business plan demonstrates that the Plan is not likely to be followed by the need for liquidation or further reorganization of the Debtors. See Exhibit C.

D. Confirmation Without Acceptance of All Impaired Classes

The Bankruptcy Code contains provisions for confirmation of a plan of reorganization even if the plan is not accepted by all impaired classes, as long as a least one impaired Class of Claims has accepted the Plan. The provisions for confirmation of a Plan despite the non-acceptance of one or more impaired Classes of Claims or Interest are set forth in §1129(b) of the Code.

If a Class of unsecured Claims rejects a plan, it may still be confirmed if the plan provides (a) for each holder of a Claim included in the rejecting Class to receive or retain on account of that Claim property that has a value, as of the effective date of the Plan, equal to the allowed amount of such Claims, or (b) that the holder of any Claim or Interest that is junior to the Claims of such Class will not receive or retain any property on account of such junior Claim or Interest.

If a Class of equity security holders rejects a plan, the plan may still be confirmed if the plan provides (a) for each holder of an Interest included in the rejecting Class to receive or retain on account of that Interest property that has a value, as of the effective date of the plan, equal to the greatest of the allowed amount of any fixed liquidation preference to which such holder is entitled, any fixed redemption price to which such holder is entitled, or the value of such Interest, or (b) that the holder of any Interest that is junior to the Interest of such Class will not receive or retain any property under the plan on account of such junior Interest.

If the Plan is not accepted by the requisite votes received from each impaired Class, the Debtors will consider seeking confirmation of the Plan pursuant to §1129(b) of the Code.

Recommendation

THE DEBTORS BELIEVE THAT CONFIRMATION OF THE PLAN IS DESIRABLE AND IN THE BEST INTERESTS OF CREDITORS AND INTEREST HOLDERS. The Plan provides for an equitable and early distribution of all Classes of the Debtor's creditors and reserves value, subject to certain restrictions, for equity security holders. Any alternative to confirmation of the Plan, such as liquidation under Chapter 7 of the Bankruptcy Code or attempts by another party in interest to file a plan, would result in significant delays, litigation, and cost. More importantly, the Plan proposes a distribution to certain creditors substantially greater than such creditors would receive in the absence of this Plan. The Debtors believe that a plan filed by another party in interest could only be confirmed over the objection of one or more impaired Classes, and would generate costly and time-consuming litigation. Any delays in the confirmation of this Plan would jeopardize the viability of the Debtors as a going concern, and therefore diminish the high probability of a distribution in full to creditors to a mere possibility. As described in "Acceptance and Confirmation of the Plan – Best Interests of Creditors and Equity Security Holders – Liquidation Analysis," the Debtor believes that its creditors will receive greater recoveries under the Plan than those which could otherwise be achieved. FOR THESE REASONS, THE DEBTOR URGES YOU TO RETURN YOUR BALLOT ACCEPTING THE PLAN.

Dated: December 3, 2017

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