

5th Hole Investments, LLC
P.O. Box 1965, Apopka, FL, 32704

July 27, 2020

VIA EMAIL (ErrolRD@apopka.net)
Attn: Chairman, Mayor Bryan Nelson
Errol Estate Recreation District Advisory Committee

RE: Recent Correspondence / 5th Hole Investments' Property

Dear Advisory Committee,

We notified you on July 18th that 5th Hole would seek legal counsel to review the current situation regarding issues of authorization and negotiation. Since that time, we had also received a letter from your Chairman Mayor Nelson dated July 23rd. This letter was included in our legal review.

After a brief review, our concerns regarding these issues remain unchanged.

The true intended function of your Committee is for fact-finding purposes only. This became problematic on July 15th when Mayor Nelson began contacting 5th Hole with certain questions which required negotiation.

Later, on July 17th, 5th Hole received a pricing request authorized by EEPOA, ECVCA, and the Committee.

Upon further review, this price request is invalid. It will not be granted any response. This is because your price request was a solicitation for pricing with specific conditions attached. It was an attempt to negotiate. This is noticeably clear upon reviewing associated documentation and many comments of public record by Mayor Nelson in your July 7th meeting. The Committee should not be attempting to negotiate with 5th Hole Investments.

Going forward, we *now* believe it is extremely difficult to provide pricing at all, due to the implications of the prior request. This will continue to be the case until or unless an authorized and qualified entity comes forward to receive disclosures and open negotiations.

However, the fact-finding committee could ascertain potential value of our property based on their own research.

We have attached a document created by GAI Consultants which clearly depicts where developable land exists on 5th Hole's property. This enclosed map is a reference guide only, produced by an expert planning firm.

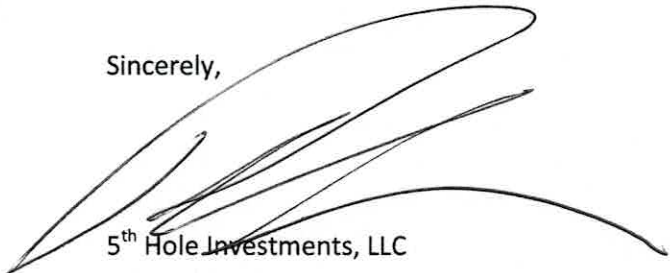
Please consider that the value of our property will certainly be influenced by whether areas are buildable/developable. Keep in mind that areas shaded in red and yellow would be more valuable on the open market. This does not require an expert opinion to deduce.

Mayor Nelson's letter dated July 23rd stated that the task force has worked hard to come up with options and solutions.

5th Hole assumes that the Committee will disclose to all Errol property owners these solutions in writing. 5th Hole will review those solutions as well.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert L Klein', written over the printed name below.

5th Hole Investments, LLC

Sole Manager
Estate of Julian Klein,
Personal Representative Robert L Klein