

LAW OFFICES
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Leo Rose III

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May 11, 2018

VIA FEDEX AND EMAIL

City of Hallandale Beach
Attn: City Manager
400 South Federal Highway
Hallandale Beach, FL 33009
City_Manager_Office@Hallandalebeachfl.gov

City of Hallandale Beach
Attn: City Attorney
400 South Federal Highway
Hallandale Beach, FL 33009
CityAttorneyDL@cohb.org

City of Hallandale Beach
Attn: Development Services Director
400 South Federal Highway
Hallandale Beach, FL 33009
DevelopmentServicesDL@Hallandalebeachfl.gov

218 MAY 14 PM 1:10
CITY OF HALLANDALE
CITY MANAGER

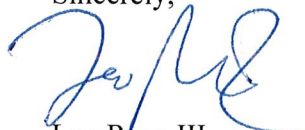
Re: Notice of Assignment under Development Agreement between the City of Hallandale Beach and Diplomat Golf Course Venture, LLC for Diplomat Golf and Tennis Club Project recorded March 25, 2016 in Instrument No. 113592038, affected by Amendment recorded July 28, 2016 in Instrument No. 113838666, Second Amendment recorded October 4, 2016 in Instrument No. 113969814, and Third Amendment recorded October 28, 2016 in Instrument No. 114012156 (as amended, the "Development Agreement")

City of Hallandale Beach:

All undefined terms in this letter shall have the meaning ascribed to them in the Development Agreement. I am writing as counsel for Diplomat Golf Course Venture, LLC ("DGCV") to notify the City under Section 28 of the Development Agreement that DGCV intends to convey all or a portion of its interest in the Property to Diplomat Manager LLC or its assigns ("Assignee"). Within five (5) business days after the assignment of the Development Agreement to Assignee, DGCV or Assignee will provide the information required items B. and C. of Section 28 of the Development Agreement.

Please be advised that DGCV and its principals will, prior to the sale, own an equity interest in Assignee and, accordingly, the conveyance of the Property will be to a related entity, and not to an "unrelated entity" under Section 29 of the Development Agreement.

Sincerely,


Leo Rose III



LAW OFFICES
SCHREEDER, WHEELER & FLINT, LLP

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May 11, 2018

cc: Steve Sirang (via email)
Ari Pearl (via email)
Oren D. Lieber, Esq. (via email)
Michael W. Moskowitz, Esq. (via email)



Office of the City
Manager

Roger M. Carlton
City Manager

400 S. Federal Highway
Hallandale Beach, FL 33009
Ph (954) 457-1300
Fax (954) 457-1454

www.coHB.org

May 18, 2018

Diplomat Golf Course Ventures LLC
c/o Concord Wilshire Real Estate Group, LLC, Attention Steve Sirang
501 Diplomat Parkway
Hallandale Beach, FL 33009

RE: Diplomat Golf Course Venture, LLC (The Diplomat project)

Dear Mr. Sirang:

It is the City's understanding, based upon a letter received from Schreeder, Wheeler, and Flint LLP, dated May 11, 2018, that a closing on the sale of the Diplomat project is imminent. Please be reminded in this regard that Section 29 of the Development Agreement associated with the entitlements requires payment to the City of \$2,000,000 based upon certain circumstances.

On March 21, 2018, your representatives, namely Michael Moskowitz, Dennis Mele, and Deena Gary held a meeting with the City's Development Services Director, Keven Klopp, and myself. During that meeting an offer of \$200,000 was made by your representatives to extinguish the requirement for the \$2,000,000 payment. I replied with a counter offer of \$1,800,000 – subject to City Commission approval – to accomplish the same. We have heard back from neither the buyer nor the seller regarding the counter offer.

This letter is sent for the purpose of requesting a joint meeting with the seller, seller's attorneys, buyer, and buyer's attorneys prior to the closing and as soon as possible to resolve this matter.

Please call Keven Klopp at 954.457.1376 to initiate arrangements for this meeting.

Sincerely,

Roger M. Carlton
City Manager

cc: Diplomat Manager, LLC – Attention Ari Pearl (via e-mail)
Orin D. Lieber (via e-mail)
Michael Moskowitz (via e-mail)
Dennis Mele (via e-mail)
Deena Gray (via e-mail)