



HATHAWAY LARSON

Koback · Connors · Heth

September 11, 2020

VIA U.S. MAIL AND EMAIL

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Michael Peterkin
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Re: Settlement Proposal - De Monte Family Trust

Dear Ms. Gassner, Mr. Elliott and Mr. Peterkin:

Thank you for the invitation to participate in the settlement of the dispute regarding the existence of the E. H. Sparks Road (CR-577) and the dismissal of TRRA's appeal of Judge Hillman's decision. Based on our prior unsuccessful experiences and attempts to settle this dispute, De Monte Family Trust ("De Monte") proposes a one-time Settlement Offer as follows:

De Monte will sell Lake Billy Chinook Estates (LBCE) subdivision to either TRRA, or a designee of TRAA, or the County for its' current Listing Price of \$3,000,000. The sale to be all cash with escrow opening by October 15, 2020 with a non-refundable deposit of \$50,000. The balance of the purchase price of \$2,950,000 to be deposited in Escrow and the

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closing of the property to occur 30 days later. LBCE is sold "AS IS" with no recourse whatsoever to the Seller. This offer to purchase will expire at the close of business on September 23, 2020.

If the offer is not accepted in writing by that date, De Monte will not entertain any other offers or proposals to settle the dispute.

Please let me know if you have any questions.

Thank you for your consideration.

Very truly yours,
HATHAWAY LARSON LLP

/s/ Gregory S. Hathaway

Gregory S. Hathaway

GSH/ph

cc: De Monte Family Trust