



7380 W. Sand Lake Road  
Suite 130  
Orlando, FL 32819  
[LemonjuiceSolutions.com](http://LemonjuiceSolutions.com)

January 23, 2026

**Dear Former Mountain Meadows Owners,**

Lemonjuice Solutions (LJS) is writing to provide an update regarding the distribution of sale proceeds related to Mountain Meadows.

Global Point Closing Services, Inc. ("GPCS"), the escrow and disbursement agent, is currently in the final stages of reviewing all ownership records. This review includes verification of grantee information, account balances, unit identifiers, and required tax documentation. To date, GPCS has received over 300 W-9 forms and is actively reconciling each submission against the corresponding ownership records reflected in title to ensure accuracy and compliance prior to issuing distributions.

Based on the current status of this review, GPCS anticipates that distributions will commence during the week of February 9, 2026.

As of December 19, 2025, Global Point Closing Services, Inc. is holding **\$4,123,472.26** in combined sale proceeds in a **non-interest-bearing escrow account**, consisting of **\$1,881,543.30** in prior sale proceeds and **\$2,241,928.96** representing the remaining funds transferred from the Operating Account after payment of all utilities, insurance, and outstanding operating expenses.

LJS understands the importance of these funds and appreciates owners' patience as this final verification process is completed. These steps are necessary to ensure that all distributions are issued accurately and to the correct payees. Additional updates will be provided should there be any material changes to the anticipated timeline.

#### **Tax Form Requirement for Distribution (Reminder)**

To process and release distribution payments, tax documentation is required for all recipients. Owners who have not yet submitted the required forms are encouraged to do so promptly to avoid delays. **If you have already submitted your W-9, thank you—no resubmission is necessary.**

#### **U.S. Residents**

A completed IRS Form W-9 is required before any distribution can be issued. All fields, including Social Security Number, must be completed. Only one W-9 is required per household. If co-owners listed on the same deed do not reside together or file taxes separately, each individual must submit a separate W-9.

#### **Foreign Owners (Including Canada)**

Under the Foreign Investment in Real Property Tax Act (FIRPTA), foreign sellers of U.S. real estate are subject to federal tax withholding on sale proceeds. LJS is required to withhold and remit applicable taxes to the IRS in compliance with FIRPTA. Foreign owners are encouraged to consult their tax professionals. FIRPTA withholding is a standard IRS requirement and does not necessarily represent final tax liability.



7380 W. Sand Lake Road  
Suite 130  
Orlando, FL 32819  
[LemonjuiceSolutions.com](http://LemonjuiceSolutions.com)

## Submitting Your W-9

Secure upload (preferred):

<https://qrco.de/bfvZ1W>

To print a hard copy form:

<https://www.irs.gov/pub/irs-pdf/fw9.pdf>

Mailing instructions (if mailing):

Lemon Juice Solutions  
Attn: Mountain Meadows Reimagined  
7380 W. Sand Lake Road, Suite 130  
Orlando, FL 32819

Additional information is available in the enclosed FAQ and on the owner portal at:

<https://mountainmeadowsrestructuring.info/>

## Need Assistance?

For personal assistance, please email [mountainmeadowsreimagined@lemonjuice.biz](mailto:mountainmeadowsreimagined@lemonjuice.biz) or call 970-341-9976.

Thank you for your continued patience and cooperation throughout this transition. Lemonjuice Solutions remains committed to transparency, integrity, and exceptional service. Our team is available to support you every step of the way.

Sincerely,

A handwritten signature in blue ink that reads "Lina Rocha-Perez".

Lina Rocha-Perez, Project Manager

