



June 23, 2025

Dear Hotel de L'Eau Vive (HDLV) Owners,

We are writing to share important updates following the recent court judgment in the HDLV bankruptcy case. These developments affect all current owners and mark a major milestone in the property's transition and future.

### **Auction Scheduled for July 14–16, 2025**

The U.S. Bankruptcy Court has authorized the sale of the entire Hotel de L'Eau Vive property, including all timeshare interests, under Section 363(h) of the Bankruptcy Code. This action follows the Court's Corrected Default Judgment, which officially terminated all HDLV timeshare plans.

The property will be sold through a public auction hosted on Crexi, a leading commercial real estate marketplace that connects buyers, sellers, and brokers across the U.S. and internationally. The auction is being conducted in partnership with HREC Investment Advisors, a nationally recognized brokerage firm and the approved Louisiana broker for this transaction. The Crexi platform ensures a transparent, accessible bidding process for national and international participants. The auction will run from July 14 to July 16, 2025.

### **Key Highlights**

- **Why an Auction?**
  - This sale process was approved to resolve complex legal and title issues, ensure transparency, and maximize value for all co-owners.
- **HOA Strategic Action:**
  - To facilitate the sale, the HDLV HOA has acquired Unit 408. This strengthens the Association's position to coordinate the sale smoothly and benefit all owners.
- **Expected Sale Price:**
  - The final sale price will depend on market conditions and bidding activity during the auction. While it is not possible to predict the exact sale amount, the property is being marketed to a broad range of national and international buyers in hopes of achieving the best possible outcome for all owners.

### **Next Steps for Owners**

- **Proceeds Distribution:**
  - Once the sale closes, net proceeds will be distributed proportionally to active owners based on the number and type of intervals owned. A detailed guide will be shared in a separate communication.
- **Pending Tender Offers:**
  - If you previously accepted a tender offer but have not received payment:
    - Those offers will not be honored as originally issued.
    - Instead, the value of your ownership interest will be determined after the auction closes.
    - You will receive your proportional share of the net proceeds based on your ownership at the time of distribution.



- Post-Sale Process:
  - After the sale:
    - Lemonjuice Solutions and the bankruptcy trustee will finalize all transactions, resolve remaining debts, and disburse funds.
    - Owners will receive regular updates throughout this process.

## **FIRPTA (Foreign Investment in Real Property Tax Act) Compliance**

For non-U.S. owners, please be advised that distributions are subject to FIRPTA tax withholding, as required by federal law. This means:

- Fifteen percent (15%) of your distribution will be withheld and remitted directly to the IRS.
- This applies to owners without a valid W-9 (U.S. taxpayer form) and to those who submit a W-8 (foreign owner equivalent).
- If you believe FIRPTA applies to you, we strongly recommend consulting a qualified tax professional for guidance.

## **W-9 Collection – How to Submit Your Tax Form**

To comply with IRS regulations and ensure timely processing of your distribution, all owners must submit a completed W-9 (or W-8 for foreign owners). We offer multiple ways to do this:

### **Preferred Method – Secure Online Submission**

- Complete your W-9 securely at: <https://qrco.de/bg6JE9>

### **Alternate Options**

- Download a blank W-9 directly from the IRS: <https://www.irs.gov/pub/irs-pdf/fw9.pdf>
- Request a mailed copy by emailing: [hdlvreimagined@lemonjuice.biz](mailto:hdlvreimagined@lemonjuice.biz)
  - **Reminder: Do not email your completed W-9 for security reasons.**
- Return your completed W-9 paper by mail to:
  - **Lemonjuice Solutions**  
Attn: Hotel de L'Eau Vive (HDLV) Reimagined  
7380 W. Sand Lake Road, Suite 130  
Orlando, FL 32819

## **Other Important Reminders and Updates:**

### ***Escrow and Distribution Agent***

- A licensed escrow agent will be appointed to oversee all closings and distributions.
- Distributions will occur after all units are sold, managed by a professional distribution agent.

### ***Deed Vesting***

- Checks will be issued based on the legal names listed on the deed.
- Submit documentation to our support team for any changes to vesting.
- Louisiana probate may be required for inherited interests.



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### ***Trusts, Estates, and Business Entities***

- The entity name should appear on the W-9.
- The trustee or authorized manager must provide the entity's Tax ID Number.

### **What Happens Next**

- Closing is expected by the end of August 2025.
- Distributions may take several months to finalize.
- Delays may occur if required documentation is not submitted.

### **Need Assistance? We're Here for You**

Visit the Owner Portal: [hotel-delauvive.info](http://hotel-delauvive.info)

Email Us: [hdlvreimagined@lemonjuice.biz](mailto:hdlvreimagined@lemonjuice.biz)

Thank you for your continued support and engagement throughout this transition. We are honored to serve the HDLV community during this exciting transformation.

### **Have Questions About the HDLV Sale?**

The Owner Portal is your go-to resource for the latest updates and FAQs, which are regularly refreshed. If your question isn't answered there, feel free to **email** us at [hdlvreimagined@lemonjuice.biz](mailto:hdlvreimagined@lemonjuice.biz) — include your contact information if you'd like a follow-up.

### **A Message from Lemonjuice Solutions**

Lemonjuice Solutions is committed to transparency, integrity, and exceptional service. We believe in keeping owners informed and engaged every step of the way. If you have any questions or need assistance, our team is here to respond promptly and supportively.

We invite you to learn more about who we are and what we do by visiting our website:  
[www.lemonjuicesolutions.com](http://www.lemonjuicesolutions.com)

Sincerely,

**Lemonjuice Reimagined™**

