



7380 W. Sand Lake Rd.,
Suite 130
Orlando, FL 32819

June 11, 2024

To all Hotel de L'Eau Vive Owners,

You are receiving this letter so that all owners have the same information on the status of the property, the short- and long-term plans, and how this impacts each of you individually.

As many of you know on April 26th, 2024, Hotel de L'Eau Vive (HDLV) was closed at the demand of the New Orleans Fire and Permitting Departments due to several deferred safety issues and accusations of non-compliance with related missing permits. Lemonjuice Solutions (Lemonjuice) had already discovered, including but not limited to, issues with the fire suppression system in the Annex building, elevator, exit signage and lighting, and ongoing water intrusion, had not been properly remedied. Lemonjuice met with local authorities to review actions and immediately initiated a repair plan that would allow the property to continue to operate. However, during an earlier than announced inspection, the inspector reported that repairs must be fully completed for safe operations to continue. Owners and guests were promptly relocated to various accommodations throughout the city for their safety and comfort.

Unrelated to the fire inspections, but occurring simultaneously, local permitting officials made verbal accusations that certain units and buildings were not properly permitted to be used as timeshare. Lemonjuice has yet to receive these concerns in writing. Given the history of the property being declared with the State of Louisiana as timeshare, this is presumed to be an egregious error by the city inspectors. Lemonjuice has engaged local legal counsel and experts, on behalf of all owners, to assist in navigating the complex situation with City Planning and Zoning in New Orleans.

Lemonjuice prioritizes the safe operation of properties over all other aspects of resort management. These unexpected issues are impacting the ability to timely consummate specific acquisitions from owners. Anyone impacted will receive separate communications from our team members.

Rest assured that every reasonable effort is being pursued to reopen the property. Even though the resort remains temporarily closed, the property will still incur expenses included in maintenance fees. Owners remain responsible for paying their maintenance fees even during the closure.

Lemonjuice will continue to keep all owners and guests abreast of the closure as information develops. Your patience, support, and understanding are appreciated during this time. The insured sale of the entire property is still considered to be in the best interest of all stakeholders and efforts are in progress to achieve that goal.

Thank you,

Lemonjuice Solutions