



Re: GP

From Mark Lepore <mlepore@hotmail.com>

Date Fri 2023-04-21 4:58 PM

To Peter Juergens <Peter.Juergens@ecidevelopment.com>

Hi Peter,

I appreciate it. The unprofessionalism from mid management is honestly out of control. At every turn there seems to be a hurdle to overcome with them. It just doesn't stop. I am an easy going guy, but why am I arguing over having a closet installed on my EVA with Thelma before delivery? Or paying to uninstall the closets they installed AFTER we signed an agreement to delete them? Or how they never re-embursed me for the washer I was not interested in? It is constant. If middle management has to be involved and you are pro GP, they do everything possible to make it difficult and won't even attempt to help resolve a situation without Mike, or someone higher getting involved.

I am just scratching the surface. It is like they purposely go out of their way to make things difficult and to slander pro GP people. I for one, have absolutely had it. Last week was the straw that broke the camels back, and I am a very patient man.

As an investor, I am more pissed about being involved with a company where middle management conspires against the very community they work for. It's ridiculous. You know when it is bad? When someone who has 200K invested in a company, has been slandered, been told off, and is willing to publicize the bullshit which happened to him at the cost of his investment. That is when it is bad.

In any case, enjoy your day Peter. I hope you have better luck moving forward than I. I would talk to Patrick Hebert about the situation there, to get an alternate perspective. He previously held your position, and is involved with Kent with Playa Pacifica in GP.

Best regards,
Mark

From: Peter Juergens <Peter.Juergens@ecidevelopment.com>

Sent: April 20, 2023 9:16 AM

To: Mark Lepore <mlepore@hotmail.com>; Mike Cobb <Mike.Cobb@ecidevelopment.com>

Subject: Re: GP

Hi Mark,

Thank you for taking the time to share your thoughts and insights with us. I am deeply saddened to hear of these types of activities and behavior. I am on the road, but will loop back with Mike shortly to discuss the situations you outlined.

Regards - Peter

From: Mark Lepore <mlepore@hotmail.com>

Sent: Wednesday, April 19, 2023 7:54 PM

To: Mike Cobb <Mike.Cobb@ecidevelopment.com>; Peter Juergens <Peter.Juergens@ecidevelopment.com>

Subject: GP

Hello gentlemen,

I would just like to take a couple seconds of your day to give you guys my take as a resident of GP over the last year and a half. I realize you two have been great to me, and reaching common ground is easy when doing business with you two, but this is a more of a "how GP is run" from a resident standpoint, so take this all with a grain of salt.

Firstly, I am going to say that I was greeted within the first two weeks as "having a reputation", because I had been invited for diner with Lorenzos worker, and her daughters. Then, accusations from Thelma, Chris, and Valeria with police that I was bringing in under age girls. The next day, GP gate was instructed to seize sedulas from people coming in. No apology once they seen they were wrong... and to make matters worse... Valeria made defamitory accusations with police officers infront of a GMPA HOA member.

Your forums, in my opinion, have created a culture of gossip, and a community of people who thrive on it. Anyone uninterested in that, simply do not attend, and are uninformed of GP events. Valeria, margenalizes anyone who sticks up for GP, while threats, swear words, and slander are the norm, acceptable for anyone sticking up for GP, and is now what everyone embraces as standard accepted GP community.

I realize, your thoughts are to let someone bury themselves, or to simply understand what people are promoting, but you have created, and embraced that environment, and that is what similar minds gravitate to, and the type of community you are building. At this rate, is it possible to route out? Even common sense eludes community members, because they are not interested in reason, they embrace drama as the standard, and the only people who are not involved, and who have GP's back, do not post, do not influence, do not want to be there, and are not allowed an opinion.

I have been on constant duty disolving rumors, explaining situations, and calming waters in GP because of the problem crowd. Not my job, or problems gentlemen. Where is Valeria, where is your management? My gratitude is no apologies for piss poor GP management conduct, and defamation of character.

That said, I will not be building in GP any longer. Also, none of the shareholders are interested in building in GP, nobody who has a mind of peace seems to embrace GP, and the only people who remain in GP, create constant issues because there are no voices of reason. GP management goes out of their way to ridicule, and margenalize people who see what is going on, and the other crowd has clear intentions to destroy GP.

Also, I have informed my lawyer to get a copy of the police report, and will be filing an official complaint towards Valeria, Thelma, and Chris. It will likely result in no direct monetary loss... but even as an investor... I have a mind to share my experiences with GP for others. I have taken enough of this crap gentlemen, and speaking from an investor standpoint, I hope your shit gets together, because it seems very few, except the lower GP workers, and upper management like you two, actually give a shit about anything, and in my humble opinion, are on the take with the other crowd. You hire people who are

dating problem crowd members, who are in upper management with direct ties to people taking advantage of GP. Serious conflicts of interest... and it shows on every level.

In my opinion, you are screwing up, but that is just my take. Take it for what it is worth, and enjoy your day gentlemen.

Best regards,
Mark