

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF SARASOTA

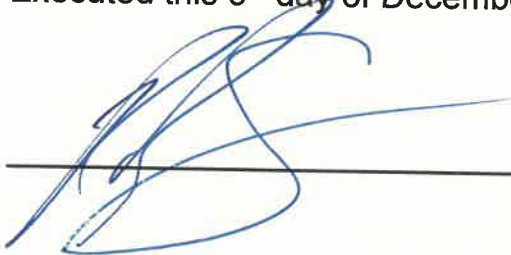
BEFORE ME, the undersigned authority, personally appeared Randy Langley, who being by me first duly sworn on oath, deposes and says:

1. My name is Randy Langley and I am a resident of the State of Florida and over the age of 18.
2. I have personal knowledge of the facts set forth herein and if called as a witness will testify completely thereto.
3. David Siegal and I are the managing members of Arendee LLC, which is the managing member of Colony Lender LLC. Following Colony Lender LLC's entering into a contract in May 2014 to sell its assets to Unicorp National Development, Inc. I received a telephone call from George Spoll who asked me to meet him at his house. That same day I met George at his house at 1900 Harbourside Drive, Longboat Key, Florida. George and I got into George's Jaguar, drove together to a marine supply business in Sarasota to pick up parts for George's boat, and then drove back to George's house.
4. During the drive and at George's house on that day, George and I discussed the redevelopment of the Colony Beach & Tennis Club. In this discussion, George made the following statements
 - a. George stated he was a friend of Manfred Welfonder and that he had driven Manfred to the federal courthouse for hearings in the past several years.
 - b. George stated that the proposal of Chuck Whittall and Unicorp [meaning Unicorp National Developments. Inc.] at the time for redevelopment of the Colony would not be supported by the Town of Longboat Key, and that not only would the Town Council not support it but the he (George) headed up the Redevelopment Task Force and the Task Force would not support the "guy from Orlando" and that Manfred's plan would be supported by the Town Council and himself.

- c. George stated that if I wanted a partner or wanted to get anything done with the Colony I needed to do business with Manfred, not Chuck Whittall.
5. A few months following this meeting with George, I received a call from the then mayor of Longboat Key, Jim Brown. Jim asked me if I could meet him at his house. I drove to Jim's house and was met on his driveway by Jim and George Spoll. We went inside Jim's house and a conversation ensued in which the following was said:
 - a. George and Jim asked me questions about the terms of my contract with "the guy in Orlando", meaning the contract between Colony Lender and Unicorp, and if I had a way "to get out of it."
 - b. Jim Brown stated that if the contract was contingent upon getting things done with the Town of Longboat Key, then "the guy from Orlando" would never close because he was never going to get anything done with the Town.
 - c. George said I needed to do business with Manfred and get out of the contract with "Whittall" because "Whittall's" development would never be approved by the Town.
 - d. George and Jim also questioned the dollar amount of Colony Lender's contract with Unicorp. George said that if it was only \$25 million, Manfred could definitely come up with the money.
6. Following both of the meetings and conversations described above, I called David Siegal and informed him of what was said in these conversations.
7. I affirm that to the best of my knowledge and belief the statements made herein are true and correct.

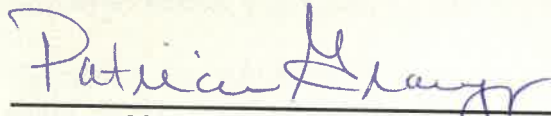
Further Affiant saith not.

Executed this 5th day of December, 2016 by Randy Langley.




RANDY LANGLEY

SWORN TO AND SUBSCRIBED before me this 5th day of December, 2016, by RANDY LANGLEY, who is personally known to me or who produced N/A as identification.



[Signature of Notary Public]

(NOTARY SEAL)



[Print

Name]

My Commission expires:

