

**From:** "Erika Kellerhals" <[REDACTED]>  
**To:** "Chris Kroblin" <[REDACTED]>  
**Subject:** Fwd: Great St. James  
**Sent:** Thursday, November 5, 2015 6:11:21 PM

----- Forwarded message -----

From: **Erika Kellerhals** <[REDACTED]>  
Date: Wed, Oct 28, 2015 at 12:47 AM  
Subject: Great St. James  
To: [REDACTED]

April - glad we had the opportunity to talk. I just wanted to recap the events related to my acceptance of your counter offer of \$22,500,000 cash for the island of Great St. James Island as I have reviewed our written correspondence relative to the deal.

By text message dated Thursday October 1, 2015 at 4:26pm, I offered \$15,000,000 to purchase the island. \$10,000,000 to be paid in cash and \$5,000,000 owner financing.

By text message dated Friday October 2, 2015 at 10:47am, you indicated that Kevin had contacted the owner and the lowest he will go is \$22,500,000.

By text message on Monday October 5, 2015 at 7:28pm you reiterated that the Seller would not go lower than \$22,500,000 and urged me to come up to that price.

I offered to take the counter by text message on Monday October 26, 2015 at 9:07am. I requested the contract and you indicated at 9:25am that you would send the contract shortly.

We have a binding contract of sale at \$22,500,000.00. Please let me know if the Seller intends to perform as soon as possible.

--

Erika A. Kellerhals  
Member  
Kellerhals Ferguson Kroblin PLLC  
9100 Port of Sale Mall Suite 15  
St. Thomas, VI 00802

Email: [REDACTED]  
Tel: [REDACTED]  
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--  
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