

FALLBROOK GOLF COURSE, INC.
2757 Gird Road
Fallbrook, Ca. 92028
P;760-7280228, F;760-7280728

January 29, 2015

Fallbrook Golf Course Front Nine Home Owners

Dear Home Owner

Enclosed find copies of the existing petition being circulate in regards to the golf course. I have high lighted the items that are not true. I have also included the corporations response as to claims being made. Regardless of your belief or disbelief of the claims made or our response, this letter is not being written to obtain your support or to demise any portion that you may believe in.

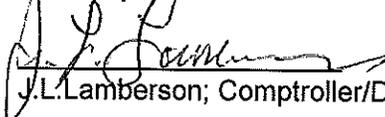
I would urge you to examine the facts. I would add for your benefit and in response of the claims that we have quit watering the fairways, etc. etc. The fact is we have not been watering the fairways. We did not water the fairways at this time of year last year, or the year before and our precessors did not water the fairways during this time of the year, nor do the other course in the area, etc. etc. Our main employee who does our watering leaves in the fall of the year, lives in Mexico and does not return until spring. The almighty made the seasons, the almighty made the grass go dormant at this time of year and regardless of what I may desire, I prefer to praise the things that he has done. If you wish to complain, please take your complaints directly to him, I do not have any intention as to getting into that arguement.

We have great plans for the front nine, the club house and the driving range. Hopefully they will not suffer to much because of the current up-rising.

The main reason for this writing is to assure you that there are no plans at this time to close the front nine or to neglect the maintenance of the front nine of the course that your homes surround. I pray that this writing will relieve any stress that you have been exposed to because of false claims being circulated.

Should the ongoing decision ever change while I have the authority, I promise to you, no other action will be considered prior to your knowledge and invited input.

Sincerely Yours


J.L. Lamberson; Comptroller/Director

SAVE FALLBROOK GOLF COURSE

PETITION

It has come to our attention that Fallbrook Golf Course owners Bonnie and Jack Lamberson and grandson AJ Laneri are in escrow (to close in less than 30 days) transferring all or part of our beautiful Fallbrook Golf Course to a "mitigation" bank.

If you want to know what this process entails, just look to the south in Bonsall. The buyer is Conservation Land Group, the same group behind the tragic demise of the San Luis Rey Downs Golf Course, now the San Luis Rey Downs Weed Patch surrounded by thousands of angry and disgusted Bonsall neighbors.

In the deal on the table, Fallbrook Golf Course will go to seed and weeds and then "mitigation credits" will be sold to Big Government agencies and Big Developers to release them from any culpability for damage they are doing to wetlands in North San Diego County. Mitigation tax credits related to the expansion of Highway 76 are estimated to sell for \$150,000 to \$500,000 per acre.

So, faced with the choice of working hard in a challenging business environment, the Lamberson/Laneri group chose to cut service in the bar and restaurant, reduce staff, and to cast off their golfing and events clientele. They stopped watering and caring for the fairways and trees, are ignoring maintenance of the cart paths and outbuildings. They are purposely degrading the course and letting assets decline, all in preparation for grabbing a large piece of YOUR taxpayer dollars via a "mitigation" bank!

In exchange, Fallbrook residents and local government will be left with negatively impacted view sheds, decimated property values, a vastly diminished tax base and fewer recreational and job opportunities. Additionally, the historic Gird Valley will be left with an eyesore spanning both sides of Gird Road, a weedy fire hazard in the middle of residential development.

So how does one mitigate the negatives created by mitigation bankers such as these? Any land bank will require a County Discretionary Use Permit and the County will need approval for such a permit from our own Fallbrook Planning Group. Additionally, while the federal Fish and Wildlife Service and the Army Corps of Engineers will issue mitigation permits and approve the land mitigation bank under Section 404 of the federal Clean Water Act, they are REQUIRED BY LAW to COORDINATE with our citizens via our local government and planning groups. This gives Fallbrook residents the ultimate veto power over this process.

THEREFORE, WE THE UNDERSIGNED, urge Fallbrook Planning Group to disallow conversion of the Recreation-zoned Fallbrook Golf Course to a mitigation bank. We also call on Congressman Duncan Hunter to modify the Clean Water Act to preclude government agencies from using OUR tax dollars to destroy DEVELOPED recreation land by being sold into Mitigation Banks.

Thank you for your support! Mail/email ASAP to Save Fallbrook Golf Course, 2903 Lakemont Drive, Fallbrook, CA 92028, SaveFallbrookGolfCourse@gmail.com

SAVE THE FALLBROOK GOLF COURSE

Send money; To; Fallbrook Golf Course, Inc. 2757 Gird Road, Fallbrook, California, 92028. Make your donation to my attention, Jack Lamberson, Corporate comptroller and I will send you a receipt for your donation and make sure your donation is utilized within the operation of the course.

If you would prefer to donate your time, please contact Lauren Simon at the golf course office at 760-7280228. We are always in need of ground and landscape maintenance, golf cart and ground equipment maintenance, handyman (paint, wood working, tile, flooring, drywall, electrical and plumbing).

There is currently another "Save Fallbrook Golf Course" being circulated that has many ambiguous statements that I will attempt to clarify.

First of all, the Fallbrook Golf course is not owned by myself, Jack Lamberson, Nor my wife Bonnie, Nor my grandson AJ Lanari (not Laneri). The golf course is owned by "Fallbrook Golf Course, Inc.". The Lamberson Family Trust is the sole stockholder of Fallbrook Golf Course, Inc. as of this writing.

I, Jack Lamberson, the current corporate comptroller and chairman of the Board of Directors for the corporation.

Bonnie, nor AJ Lanari are officers or affiliated with the corporation in any way. On a personal note, Bonnie my wife did not want me to be involved in anyway as to the purchase of the course, however she has always supported me and left me to live out my own decisions regardless as to how bad they are. My best friend other than my wife, along with two son in laws and my attorney all agreed with my wife, however, history established that I was instrumental in the purchase of the course.

My wife, Bonnie is a wonderful person, caring, helping others, a true christian in every way, yet is snubbed by the very writers of the documents being circulated. SHAME ON YOU. You need to concentrate on me, Bonnie is way out out of your league.

As to my self, I have much thicker hide and frankly my dear, I don't give a damn.

Within the first paragraph of your petition "part of our beautiful fallbrook golf course" I assume that you are aware that it is only a feeling and is not actually your golf course. As to your reference to all or part, I can put the 53 residence surrounding and abutting the front nines mind to rest, that at this point in time the front nine shall remain a playable golf course. Not only a playable golf course, but a much more improved front nine, including cart paths and fairways and design.

In the second paragraph, you refer to the San Luis Rey Downs Golf and the Conservation Land Group. At this time, there is an ongoing escrow involving approximately 36 to 42 acres of the back nine of the fallbrook course. As to the involvement of Conservation Land Group, it would appear that you have more knowledge of that than what I have. As to your comment

as to angry and disgusted homeowners, I know first hand that you are correct. I purchased our lot directly above the club house and tenth fairway above SLR. I spent \$2.5 million completing our house in 2000 & 2001. This was actual hard money, not inflated value that appeared in 2005/2008. Our property value plummeted like all others in the development. Am I glad the golf course closed, of course not. SLR was losing money for years, they shut the restaurant portion down five years prior to the final overall shut down and they shut the kitchen, bar and lounge down over a year earlier from the final shut down. The best offer to buy the course from private sources had been \$3,250,000. Along comes the government set aside project and offer of \$7 million. The father had died, the sons did not want to struggle with a losing golf course. It is still America, just barely, but still America, they had no obligation to us, their clientele would shift to another course in order to save \$5. What would you do.

Now a group of homeowners were put together, they went to Hahn and others for help, months and months elapsed. No change. Now a map is out subdividing most of the course into small, crowded lots, using the setaside portion of land as the common area to form a high density housing tracts. The county does not help this type of situation, they encourage it. It produces much more revenue tax wise than an undervalued assessment on a golf course.

In the third paragraph, you refer to mitigated tax credit for \$150K to \$500K per acre. Fallbrook Golf Course is 116 acres (Same as SLR). At \$500K per acre = \$58,000,000.00. Sorry folks, I would take the money and run. Even at \$150K per acre = \$17,400,000.00. Sorry folks. And so on and on.

I can not let paragraph four go by unanswered. We have pumped \$1.6 million dollars in improvement to the property. \$909,000.00 of desired improvement for the good of the course. These funds came from lifetime savings. The course dates back to the 1960's. No other owners or groups in control has ever come close to matching our contribution. The drive access for carts was doubled in size to allow easy access for the carts to pass the delivery trucks, thus requiring over 200 feet of additional retaining wall and over \$20K in new paving. The existing parking lot had hundreds of square feet of deteriorated paving removed, all open cracks filled, the entire parking lot sealed for future protection and striped for parking. Three of the four air conditioners on the roof have been replaced with new. The two original units have been upgraded. The post around the entire clubhouse were repaired with new hold down hardware, and capped for decor appeal. The exterior of the entire club house building was repaired. All roof gutters and downspouts were repaired or replaced. New Wrought Iron fencing was installed at the entry ramp. Wrought Iron gates were installed on the restaurant side of the entry to the pro shop. (To keep diner guest kids from the fish pond & hot shot cart drivers from cutting thru the patio). The previously closed and trashed snack bar was remodeled, including pass thru windows to the golf side, coke machine and ice maker, range top and micro wave, ceramic tile counters, carpet on floors, new cabinets, replaced water heater, leveled concrete at adjacent outside patio and covered with non-slip textured. Installed a complete and new phone system, Eleven security cameras, Upgraded electrical systems. Covered roof area of patio adjacent bar. Installed two new TV's at outside patio. Completely removed all kitchen appliances, degreased, installed tile floors at kitchen and walk in cooler, reset all appliance and install new gas connections, ceramic splash at counter walls. Revamped pantry, closed exterior openings, added eight foot by forty storage

area and trash enclosure. Expanded the dining rooms adjacent patio, added wall closure panels, post and beams to support planed roof closure and installed self leveling material and none slip deck coating. Activated four of the five existing wells with all new state of the art electric systems and well piping and pumps. Installed new 3/4" steel plates at top of wells. Built new bridges or revamped existing bridges for charts throughout the course and added 12" high curbs for cart safty. Added eight foot high chain link fence and gates at maintenance yard to keep local teenagers from stealing carts after hours and creating thousands of dollars in damages. Purchased a thirty foot wide, seventy foot long metal building (On pallet at maintenance yard, ready to install on new foundation. Added wall cabinets at eagle room. Planted all exposed earth in planter areas at clubhouse and parking lot with water tolerant suclants. What have you done for your golf course ???.

Paragraph five and six are both ambiguos. First of all, the focas is on the far back nine. Unlike San Luis Rey, there are but one or two residence overlooking that portion of the course. As to looking at a weed patch, you have no clue as to what the end results would be. You are basing it solely on what San Luis Rey looks like to date. Spend some of your time in obtaining the complete and acurate information, prior to going off half cocked.

In your last paragraph; you refer to the property as being recreation-zoned. If you would go to the title company, they may show the zoning as the same as they provided us at the time of purchase "Agriculture-golf course allowed".

Lauren

From: Save Fallbrook Golf Course <savefallbrookgolfcourse@gmail.com>
Sent: Tuesday, January 26, 2016 3:46 PM
To: jack@fallbrookgolfclub.net
Subject: Invite to speak at Library on Saturday

Dear Mr and Mrs Lamberson:

NOT SO NOT EVEN 6

We understand that several members of the Men's Golf Club have approached you about speaking at the meeting at the Fallbrook Library, Saturday, January 30th, 3 PM, but we just wanted to follow up with a formal invite.

Let us know who will be speaking and how much time you'd like and if you will be sharing a PowerPoint on the future of the Fallbrook Golf Course.

We look forward to hearing all about your plans for the course.

Sincerely,
The Steering Committee
Save Fallbrook Golf Course
www.SaveFallbrookGolfCourse.com
2903 Lakemont Drive
Fallbrook, CA 92028
savefallbrookgolfcourse@gmail.com

FALLBROOK GOLF COURSE, INC.
2757 Gird Road
Fallbrook, Ca. 92028
P;760-7280228, F;760-7280728

January 27, 2015

The Steering Committee
Save Fallbrook Golf Course
www.SaveFallbrookGolfCourse.com
2903 Lakemont Drive
Fallbrook, Ca. 92028
savefallbrookgolfcourse@gmail.com

To Whom It May Concern

Thank you for your January 26, 2016 E-mail. I regret that it was not received prior to the posting of the ambiguous and erroneous hate letter type postings that I fear may effect the mutual goals or at least of the mutual goals that I felt could be established.

As to your reference that several members of the men's club having approached me about speaking at your saturday meeting, please be advised for the record, that no one has done so.

I am some time short fused, and because I throughly resent the method that has been used to date, I respectfully decline your invitation to speak at your meeting. If we had started here, I believe it would have been to everyones advantage.

However, I will elaborate to the to the best of my ability as to your request of the future of the Fallbrook Golf Course. I do not mean to be unclear, however there are various options open to us with some contigent on others.

First of all, the entire 116 acres, nine tax parcels, two legal discription property has been for sale for two + years. The earlier sales price of \$4.25million has escalated to \$4.5million due to added improvements and expense.

The sale price is for the amount that we have expended out of pocket along with the balance on our mortgage, not a dollar more, not a dollar less.

At this point in time there is an ongoing escrow to sell a portion of the back nine of the course. I will not disclose to whom, nor will I disclose the amount of the sale. I will disclose that the corporate shareholders will gain no financial benefit except for the reduction made on the mortgage on behalf of the corporation. Note; We will not be grabbing a large piece of YOUR taxpayer dollars. Also omitted in your previous claims, those would also refer to our taxpayer dollars. You have forgotten to look both ways when crossing the street.

A decision to close the back nine was made last summer, solely on the basis of economics and being able to provide a better front nine only golf course. The cost of labor and water and all other maintenance would be reduced by so doing that would possibly show a profit or at least break even. Negotiation for 36 new carts and the return and elimination of the existing 70+ worn out carts had already been calculated.

The original escrow stated above was to close 01/15/16 & was extended to February 15, 2016. We had maintained the back T boxes and Greens for the sole purpose of selling all 18 holes to a different party in case of the existing buyers failed to close. We have four offers for the purchase of the entire golf course. Three of the four would demand all eighteen holes. One of which was far less than we would be willing to accept. One refused to post a none refundable deposit with their offer. The other has yet to agreed to the encrease from 4.25 to 4.5. The fourth party is the most impressive and although desired the entire course, will accept the balance of the course should the existing escrow close.

Should we close a deal with the fourth party, I have confirmed that the party has the expertise, equipment and financial ability to transform the existing front nine into a golf experience that all would be proud of.

If the forth party is not used, we have one final party that only wants a nine hole course, however our current preference is with the forth party.

If not sold, it is our intention to coming as close as possible in obtaining the same results that we see in the forth party as to the front nine. Each hole, except the par three would have an additional T box for the second time around.

I first became aware of your save fallbrook Golf Course petition while in Daniel,s market. A nice looking gentlemen approached me and asked if I was Jack lamberson, owner of the Fallbrook Golf Course. I responded that I was he and as to my affiliation with the course. He immediately responded, "We do not like what you are doing to the course", my first thought because he seemed to be alone, that he might have a mouse in his pocket. I asked him what was it that he did not like, after a couple you knows from him and requestioning what he did not like, it was apparent that he did not know what I was doing, thus I told him so and walked away. I was getting a gallon of milk at the back of the store and was on my way to the check out stand and was concerned enough that I felt obligated to return to the conversation with the gentlemen, (Now keep in mind, I was unaware of your petition nor its content). I interrupted the gentlemen while at the meat counter, he was much younger, taller and even better looking than I, but for the life of me, I could not reconize him, so I asked him if he golfed at our course. He explained that he did not, that he preferred a more challenging course. So why should I give a damn as to his opinion. This is the uneducated opinions that you sired.

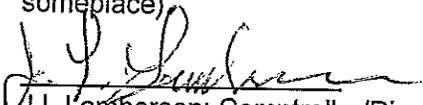
The next day at the club, the girls had printed out copies of your petition for me, now it all falls in place. It is amazing, how one can print untrue slanderous remarks without any type of varification and the reader will except it for the truth and argue the point without any further varification. They get angry, say and do things they would never due without your prodding. Even when they find that they are wrong, it is easier to avoid the wronged person or place without admitting any wrong doing.

There is no doubt that you have planted the seed of hate, distrust and a get even attitude in some or even most of your readers. You have their trust in you as to the accuracy as to what you say or print.

There is also little question as to our need to survive as a golf course, even as a nine hole golf course without the support of a majority of our existing players. I had believed that we could have had that support. At this point in time, I now question how many have been infulanced. Just today, one of our regulars was spreading the false lies that the entire course was closing, even ragging on the staff that they would be need- ing to get a job in a grocery store. These people work hard. They work for minimum wage, while the golfer gets the lowest price to play in the area. I know who you are. Your action was dispictable, if you can't clean your act up, stay off of this course. They do not need your bullshit.

It was my original intent to maintain the T boxes and the greens on the back nine thru the close of escrow. Now I am more interested to the ef- fect that your propaganda has played. The back nine will be closed for play as of February 1, 2016. Regardless as to the closing or not closing of the existing escrow, the back nine will be put into set-a-side, sub- divided, or farmed at the discription of the corporation.

All income received, shall be used to maintain the course operation, any excess shall be used to make the improvements desired. At this point in time, I would be hard pressed to providing any additional item that could be used to induce me to spend any of my personal funds. If the course can not generate enough funds to maintain its self, I still have options that could be inacted. With this I hereby wash my hands as to the choice of working hard in a challenging business environment. (I read that someplace)


J.L.Lamberson; Comptroller/Director

CC; To Any And All Envolved.