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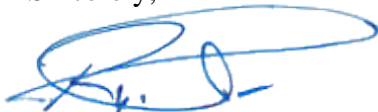
October 24, 2024

To Whom It May Concern:

Re: 13 Oaktree Lane, Rolling Hills, Estates, CA 90274 (the "Property")

In calendar year 2022, my office represented the owner of the Property in a lawsuit against the HOA for the Property on a claim that the HOA's failure to maintain certain portions that surround to the Property caused structural damage to her deck. The court found that the HOA's alleged failure to maintain the vegetation surrounding the Property was not the cause of damage to the deck, but was rather due to natural settling and creep of the soil. I am informed that the owner has since repaired the deck.

Sincerely,



Ryan E. Stearns

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