

Gregory J. Aldisert

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File Number: 11003-00002

April 10, 2015

CONFIDENTIAL SETTLEMENT COMMUNICATION

VIA OVERNIGHT MAIL

Marc E. Rohatiner
Wolf Rifkin Shapiro Schulman & Rabkin, LLP
11400 West Olympic Blvd., Ninth Floor
Los Angeles, CA 90064

Re: Settlement Proposal

Dear Marc:

Pursuant to our settlement discussions, I make the following settlement demand on behalf of the Ball family:

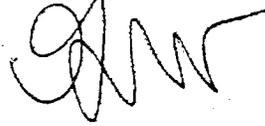
1. The Balls will plant Schinus Molle, Pinus Eldarica, Rhus Laricea and Arbutus Unedo in the number and locations indicated on the enclosed plot map. We enclose photos of each type of tree.
2. The Balls agree to keep the Schinus Molle and Pinus Eldarica trees at or below 45 feet, the Rhus Laricea at or below 40 feet, and the Arbutus Unedo at or below 25 feet.
3. The contract price for the trees, the landscaping, including soil retention walls and use of a 250 ton crane, and drip irrigation system is \$191,342.66. We enclose a copy of the proposed contract from Allstate Landscape Services Inc. This cost must be borne by the HOA and/or Mr. Affifi.

This letter is a confidential settlement communication and is not admissible under California Evidence Code § 1152 et seq. By making this settlement proposal, the Balls do not concede they need the HOA's approval to plant trees on their property.

Marc Rohatnier
April 10, 2015
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We reserve all rights.

Sincerely,

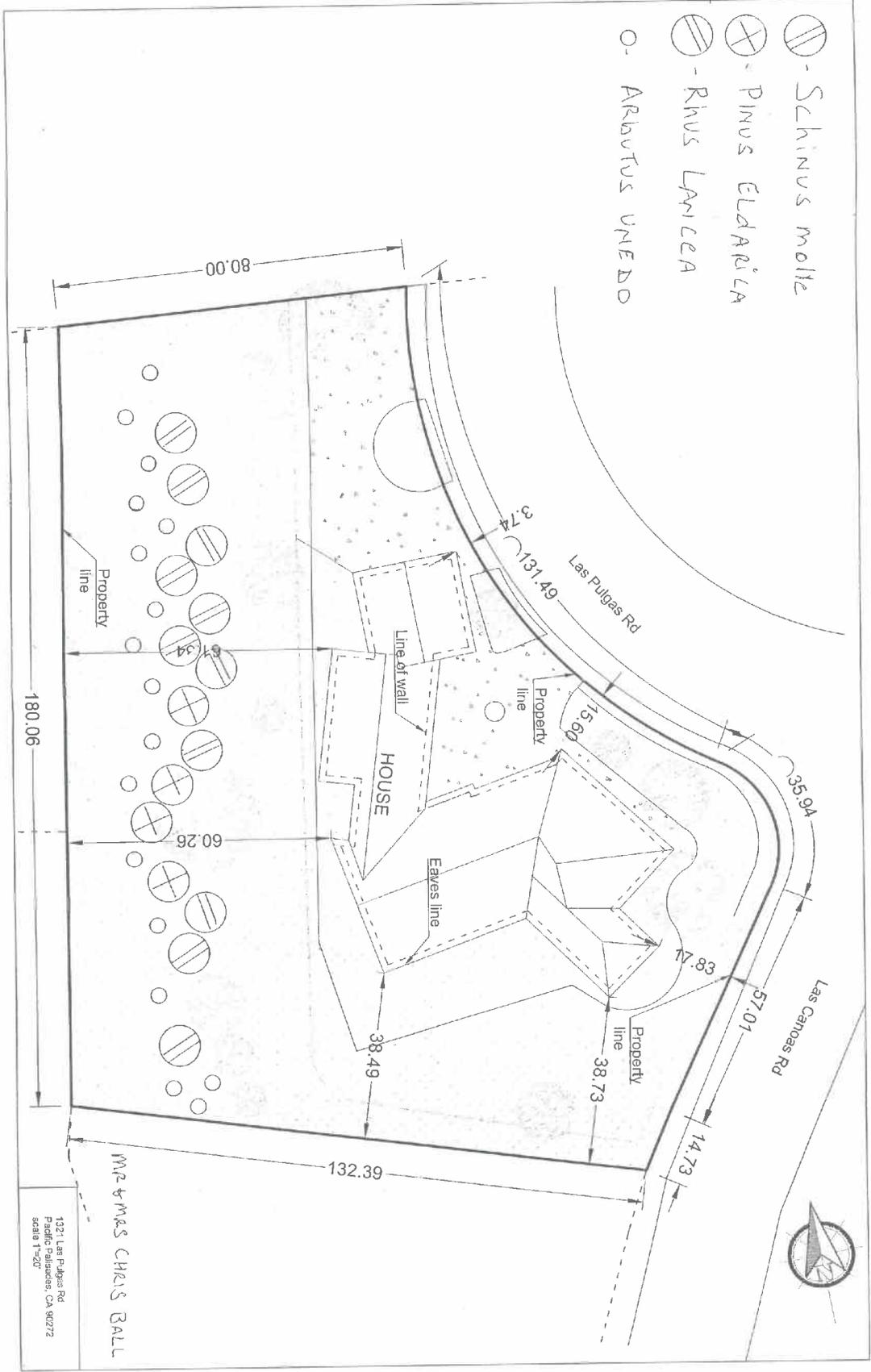
A handwritten signature in black ink, appearing to be 'GJA', written in a cursive style.

Gregory J. Aldisert

GJA:lkr

Enclosures

- ⊘ - Schinus molle
- ⊕ - Pinus ELdARICA
- ⊖ - Rhus LANICEA
- - ARBUTUS VINEDO



1321 Las Pulgas Rd
 Pacific Palisades, CA 90272
 scale 1"=20'

Mrs. W. M. S. CHAS. BALL



Allstate Landscape Services, Inc.
 & Southwest Greens
 P.O. Box 7434
 Mission Hills, CA 91346
 Phone: 661-298-0888
 Fax: 661-298-9451

Proposal and Contract

Date	Estimate #
4/6/2015	23140

Name / Address
Chris Ball 1321 Las Pulgas Road Pacific Palisades, CA 90272

Rep	This proposal will expire three months after the date noted above.
JayM	

Qty	Description	Rate	Total
***** REVISED ESTIMATE *****			
	Rear slope planting:		
15	60" Box trees - up to 20' tall	3,321.80	49,827.00
17	24" Box trees	207.00	3,519.00
	Labor to plant trees	37,950.00	37,950.00
	3 day 250 Ton Crane	48,348.66	48,348.66
	Includes traffic control fees		
	Please note that all rigging of plant material must be performed at our T&M rate.		
	Build upper and lower soil retention walls	41,400.00	41,400.00
	15 walls for 60" box trees		
	Delivery of trees	5,498.00	5,498.00
	Complete drip irrigation system	4,800.00	4,800.00
	 New planting work has a limited warranty of 3 months and trees have a limited warranty of 1 year.		
We hold Contractor's License No. 722537 (Class C-27) and are a Pest Control Adviser and a Pest Control Operator			Total
The Terms and Conditions attached hereto are incorporated in this Proposal and Contract. The work proposed may subject your property to mechanics' liens. Please see the enclosed Mechanic's Lien Warning.			

ACCEPTANCE: You are hereby authorized to furnish all material, equipment and labor required to complete the work described in the above proposal, for which the undersigned agrees to pay the amount stated in said proposal and according to the terms thereof.

**** Please initial here _____ to confirm that we have given you a Notice of Three-Day Right to Cancel. ****
 Allstate Landscape Services, Inc.

Signature _____

Signature Jay M McMiller
 Its Authorized Representative

Date _____

Date 4/6/2015



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JayM	

Qty	Description	Rate	Total
	<p>Note: Schinus Molle and Pinus Eldarica trees can grow up to 50 ft tall. We plan to keep trees at or below 45ft. Rhus Lancea trees can grow up to 40ft tall. We plan to keep the trees at or below 40ft. Arbutus Unedo is a tall shrub up to small tree. Expected height is 20 to 25ft tall.</p> <p>Terms for payment: 10% (up to \$1,000.00) Non-refundable Deposit due upon signing. 40% Progress payment due at the start of the work Additional progress payments maybe requested depending on the size of the job. Final balance will be due upon completion of the work.</p>		
We hold Contractor's License No. 722537 (Class C-27) and are a Pest Control Adviser and a Pest Control Operator			Total \$191,342.66
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 Allstate Landscape Services, Inc.

Signature _____

Signature Jay M McMiller
 Its Authorized Representative

Date _____

Date 4/6/2015

SCYNIUS MOLLE



PINUS ELDARICA



• CONSERVATION
• EDUCATION
• RESEARCH
• TOURISM



RUNUS LANCEA





AR