

February 3, 2015

VIA CERTIFIED MAIL

*Note: this was
not sent via certified mail*



Re: REQUEST FOR RESOLUTION
Almaden Golf & Country Club Lot 841

Dear Property Owner,

In February 2014, I notified the homeowners that I intended to purchase and use lot 841, located on Leyland Park Drive, for residential purposes. Some owners objected to this on the ground that using the lot for residential purposes is prohibited under the "Declaration of Covenants, Conditions, Restrictions and Easements Tract No. 5472 Almaden Villa Unit No. 14" dated October 31, 1974.

I am now in contract to purchase lot 841 from the Almaden Golf & Country Club. Unfortunately, as explained above, a dispute exists between myself and some of the homeowners in our community concerning how lot 841 may be used. I have reviewed the homeowners' objection with several attorneys and have confirmed that the objection has no merit.

Unfortunately, before closing on my purchase of the lot, it appears that I must now file a lawsuit to avoid any future disputes about whether I can use the lot for residential purposes. I hereby request that this dispute be mediated so that I may ask you and the other homeowners to enter into a stipulation that confirms the lot can be used for residential purposes.

This mediation request will be deemed rejected if I do not hear from you within 30 days. If you choose not to participate in mediation or litigation of these disputes, you will not be exposed to the expenses and damages that will be the result of these legal proceedings.

Sincerely,

Handwritten signature of Paul S. Ugenti in cursive script.

Paul S. Ugenti

Respond To:
Paul Ugenti
PO Box 41391
San Jose, CA 95160