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May 18, 2010

Don Diamond, President
Board of Directors
Wood Ranch Sycamore Canyon Village Homeowners Association
c/o Alicia Camarillo
The Emmons Company
One Boardwalk Avenue, Suite 102
Thousand Oaks, California 91360

Re: Our Clients: Ted and Paula Sullivan
Clients' Property: 406 Wood Ranch Parkway, Simi Valley,
California 93065 - Lot 384, Tract 4053 ("Property")

Dear Mr. Diamond:

This office represents Ted and Paula Sullivan, record owners of the above Property that is part of the Wood Ranch Sycamore Canyon Village Association ("Association"). The following will address the issues related to the (approximate) 47 trees that, beginning in or about 1989, the Association by and through the Developer, Board of Directors and/or Landscape Committee planted on the Property and continued to water and maintain until in or about January 2010. We suggest that the Board's attorney review this letter. Thereafter, please respond, or have your attorney respond, directly to me and not to my clients.

Facts:

The Articles of Incorporation of the Association were filed with the Secretary of State on May 5, 1989. The original Developer was Olympia/Roberts Company which assigned its Development Agreement with the City of Simi Valley recorded March 16, 1982, as amended, to Standard Pacific Corp., a Delaware corporation ("Standard Pacific") (Olympia/Roberts Company and Standard Pacific individually and collectively "Developer"). Our clients purchased their Property in 1999 from Standard Pacific. They were the first owners of the Property on which they built their house.

Prior to our clients' purchase of the Property, the Developer and/or Association planted various trees on the Property including at least 10 near Wood Ranch Parkway and at least 37

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Based upon the foregoing facts and law, our clients request that the Board of Directors approve the following:

1. The Association will pay in full for the removal of all of the trees identified by our clients as having been planted by the Developer/Board of Directors/LC (approximately 37 trees), using a tree removal company/service that the Sullivans approve in writing.

2. The Association will pay in full for the removal of all of the trees identified by our clients as having been planted by the Developer (approximately 10 trees), using a tree company/service that the Sullivans approve in writing.

Enclosed herein are 5 proposals/estimates from All Timber Enterprises, Pacific West Tree Care, Inc., Gold Coast Tree Service, Inc. and West Coast Tree to remove all 47 trees.

3. For so long as any trees planted by the Developer and/or Board of Directors/LC remain planted on the Property, both Mr. and Mrs. Sullivan will be named as additional insureds on all liability insurance policies of the Association. The Association will provide our clients with a copy of the insurance policies and insurance certificate(s) showing that they have been named as additional insureds. The Board of Directors shall give both Mr. and Mrs. Sullivan advance notice of at least 30 days prior to cancelling any insurance policy to which Mr. and Mrs. Sullivan have been named as additional insureds.

4. Upon the Association's agreement to Nos. 1-3 above, our clients will not seek to recover damages against the Association including, but not limited to, for the flooding that occurred to the Property as a result of the Association's improper removal of the irrigation system in January 2010.

Conclusion:

We would appreciate a written response to this letter within 15 days from its date confirming whether the Board of Directors of the Association agrees to all of the items listed above. Our clients would prefer to amicably resolve these issues with the Association.

In the event that we do not receive a written response to this letter by the requested date, or the Board of Directors does not agree to all of the items, this letter shall serve as our clients' request, pursuant to Civil Code sections 1363.810, et seq., to meet and confer in an effort to resolve the dispute. I would be pleased to offer a conference room at my office to meet and confer and invite the Association's attorney to also participate with me, my clients and a member of the Board in the meeting.