

LandArizona/JAK LLC  
James F. Kunisch, Manager  
2015 Freda Lane  
Cardiff by the Sea, CA 92007

May 7, 2024

Ms. Julianne Wheeler, Attorney  
WHEELER LAW GROUP, PLLC  
1490 S. Price Road, Suite 203  
Chandler, AZ 85286-6800

Dear Ms. Wheeler:

I tried to save you and Boomer from the consequence of a harmful pursuit of Boomer's false claim.

We are willing to concede a large portion of the claim for damages we will assert against the Boomer Team provided the following terms are met:

Provided that

1. a check for \$5,000 is received by us **no later than the close of business on May 10, 2024,**
2. **an appropriate lien release is recorded on our property in La Paz County by the end of the day on May 13, 2024,**
3. **and an approved settlement document is prepared and delivered to us by May 9, 2024,**

we will then consider the matter resolved and will not pursue further damages.

Let's put this behind us and move forward. Everyone has learned something in this experience.

Sincerely,

A handwritten signature in blue ink, appearing to be 'J. Kunisch', with a long horizontal stroke extending to the right.

James F. Kunisch, Manager