

TO : Mr. Josh Montalto
4951 Campanile Drive
San Diego, CA. 92115

FROM: PSH Development, LLC

RE : DISPOSITION OF DEPOSIT - ADDITIONAL DETAILS

SENT BY U.S. PRIORITY MAIL TO PROPERTY ADDRESS AND HOME ADDRESS

Mr. Josh,

This letter shall provide additional details regarding your Disposition Of Deposit included herein as well as address numerous misrepresentations, distortions, and misinformation, repeatedly posted online by your mother Connie Lafuente within the last weeks in a clear attempt to extort and defame us. Here are the facts for your reference as follows:

- Your mother's posts refer to plumbing issues and roaches when you well know that we fully addressed these issues with you. BAJA ROOTER, a licensed professional plumbing company, came to the house on Monday April 4, 2022, to address the plumbing back-up you had reported to us over the prior weekend. They had to snake the plumbing line all the way to the street and found that the house plumbing pipes were clogged with wet wipes accumulating in the plumbing system over time, originating from the second-floor bathroom toilet used by you - Josh- and Angel. We had noticed that your toilet was the only non-functioning upstairs toilet and was clogged up with the same wet wipes we had observed in your bathroom on April 2 and 3, 2022. We quote from the BAJA ROOTER Plumbing Report dated April 4, 2022:

"Cabled main line through clean out (paper wipes pull out from line) all the way to street "

We spoke with both Angel and you regarding the wet wipes we had observed in your joint bathroom. Angel clearly confirmed that he does not use wet wipes. You stated to us that you do use wet wipes, but you denied that you flush them down the toilet, although the plumbing company had determined that the wet wipes came from your bathroom. Subsequently, the only plumbing failure at the house was due to your abuse of the plumbing -we had repeatedly informed you and all of our tenants not to flush baby wipes down the toilet since they are not biodegradable and will clog the plumbing drains every time. Regarding the roaches, we found upon inspection that you had left 2 paper bags full of food remnants and other trash in the area next to the clothes dryer and fridge, as well as empty cartons. The roaches were coming to eat the trash in the bags and the glue that binds the cartons. In the living room next to the fireplace, we found numerous paper bags with empty soft drink cans and food

remnants in them as well, and the roaches were also coming to eat the food remnants and the sugar remnants in the cans. We showed all these items and trash to Annie when we were doing our inspection regarding the roaches and took digital pictures of all these items which are kept in our records for future reference. We have cleaned the house twice at our cost since your Move - In (in April and May 2022), due to the unclean conditions by you and other tenants as documented in our records. Section 6, Page 2, of your lease- "Residents Conduct", allows the Landlord to charge you trash and cleaning fees if you do not keep the premises in a good and clean condition. We also showed Annie a copy of the BAJA ROOTER report which stated that the baby wipes were the cause of the plumbing problems. We sent you and all the other tenants a text on APRIL 4, 2022, STATING ALL OF THE ABOVE- see copy under ADDENDUM 1. For you and/or your mother to now state that our property has problems with plumbing and roaches when you are the instigator of these problems and already have all the above information since April 4, 2022, is both completely untrue and contributing to you spreading distortion and misinformation for obvious reasons. We have not had plumbing issues at the house before or after the forecited April 2022 instance.

- Following this issue in April 2022, you decided to throw a party for your engineering fraternity (SIGMA PHI) at the house on Friday, May 13, 2022. You set up the party with your fraternity and organized all the party details, and were charging male party guests \$20.00 per person to attend the party as documented by your detailed texts under ADDENDUM 2. In this instance, you were violating our zoning as a residential property by charging money and using our property as a commercial-venue. You were also charging for drinks, and the party may have involved underage drinking. Your texts contained details about the possibility of party attendees being pushed into the pool, which is a huge health and liability risk. We have received video footage of the aftermath of the party and the concomitant house conditions. Your roommates contacted us to complain regarding the party and its aftermath, and the extremely deplorable conditions of the 2 bathrooms on the second and third floor used by your fraternity members and their invitees during the party. Your roommates reported to us that both bathrooms were extremely filthy, and that the toilets were backed up with feces and vomit subsequent to your party. The roommates stated that you were refusing to clean either the house or the toilets after the party and sent us pictures. They were concerned about contamination and the dangerous health exposures associated with the condition of the 2 toilets which they could not use. Please see ADDENDUM 3 for the texts.

- We recently became aware of further details regarding the 5/13/2022 party: there were over 70 people at the party that were mostly members of your fraternity - SIGMA PHI. Your fraternity invited all of its members as well as sorority members to the party. The situation got out of hand, there was a major fight between 2 male individuals at the party, the neighbors filed a noise complaint, and the San Diego Police came to the house late at night to investigate both the noise and the altercation. We are contacting the San Diego Police Department to obtain a copy of the Police Report related to all these events, to clarify and further examine all the details and the accountability consequences regarding these serious incidents.

-We had a meeting with the City inspector at the house on Wednesday, May 25, 2022. They came and inspected the entire house with us and a Licensed Contractor, and documented all conditions. During this inspection, the inspector informed us that you had violated the City code by installing electric party lights over and above the pool during and after your party, which can cause electrocution and even death if the lights fall into the pool and electrocute someone in the pool area. You had also installed hundreds of electric party lights around the pool perimeter and on the pool railings, further endangering yourself as well as your roommates and the party participants. The inspector stated that this was explained to you as well when they inspected the house in May 2022. We had to remove all your electric party lights from the pool/backyard area per the inspector's request. On May 22, 2022, we asked DCS BUILDERS, Inc., an established LICENSED GENERAL CONTRACTOR, to conduct a thorough inspection of the house including all occupied tenant rooms and the common areas. They checked all plumbing systems, electrical systems, the pool, and the heating system. All systems were working fine and no problems whatsoever were detected. See copy of the DCS BUILDERS, Inc., CONTRACTOR INSPECTION REPORT under ADDENDUM 4 for your reference.

-We are aware of the negative online reviews posted by your mother Connie Lafuente, who is not our renter and with whom we had never interacted at any point until you came with her to our office when you requested to meet with us on May 20, 2022. We now understand that you and your mother attempted to entrap and extort us by harassing us, screaming and pressuring us to sign certain unidentified documents, and your mother illegally recorded the meeting and took pictures of us without our consent in a pre-meditated attempt to extort us. It is illegal in California to record or take pictures of any individual without their prior consent, especially when this occurred on our private property. It is further illegal to post pictures or likeness of a person online when the person has not given you their prior express written consent to post such images. We would like to inform you that we immediately filed a police report with the Police Department regarding your actions as soon as you and your mother left our office on May 20, 2022. We have also tracked all of your online postings including our pictures and have fully documented your online harassment in our files. If you think you can spread falsehoods online about us and our business without accountability, you are completely mistaken. We are now addressing your online harassment, extortion, defamation, and other issues through the proper channels. The misinformation and fabrications contained in your postings will be addressed as well. Rest assured that you will have to answer to the truth and the consequences of your false statements. We will handle this matter professionally and properly, and will not call you names or insult you as you have done. However, be aware that your online harassment, illegal and unauthorized postings of our pictures without our consent, and attempts to defame our reputation will be properly addressed.

-You state in your postings that we do not give security deposits back to our tenants . This is completely erroneous, and you do not know any of these details of our interactions with others , the documentation we have in each instance, the specific situation, how much these tenants received as security deposit refunds , etc. In all of these instances, the tenants had received invoices and receipts explaining any deductions as required by law. For your information , we keep an extensive TENANT EVALUATION AND FEEDBACK BOOK in our office. This book contains numerous evaluations of our tenants' experiences with us and our housing accommodations written by real tenants who lived with us for long periods of time , not by hate speech commentators and fabricators of information .

- In this respect , we find it interesting that you take liberties to spread hate speech and misinformation about others on the internet when you blatantly violate the law , cause havoc at the house necessitating police involvement , foster a chaotic party environment that results in physical fights between party attendees , disrespect your roommates , throw unallowed parties at the house that may involve underage drinking , violate noise ordinances , expose others to the danger of electrocution , cause unhealthy conditions including viral contamination risks during the COVID -19 PANDEMIC , and repeatedly cause bathroom plumbing backup problems . Some of your roommates have also made other complaints about comments you made to their girlfriends and women guests . Please note that we have documented the above instances in our files with texts , digital pictures, and party video footage.

In summary , by ignoring significant relevant data , manipulating information, and distorting the facts ,you are attempting to threaten, harrass , and intimidate us . Please be aware that we do not respond to threats, harassment, or extortion. We have full documentation, some of which detailed in the attached Addenda , and the individuals who carried out work at the house are ready to attest to their work and observations at any point. There is also extensive additional written and digital picture documentation backup. PSH Development, LLC, fully reserves its rights to exercise a range of possible legal options in consultation with legal counsel.

You have now been fully informed. If you communicate with any other parties regarding any of these issues , please make certain that you communicate this entire documentation packet and all the attached Addenda to them , because we will .

Thank you.

PSH Development, LLC.