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August 22, 2011

Mr. and Mrs. Brent L. Kohrell
1218 Silverstar Drive
Banning, CA 92220

Ms. Tracy Baker Youngblood
Ms. Olga W. Baker
1176 Silverstar Drive
Banning, CA 92220

Re: Banning White House

Ladies and Gentlemen,

This office has been retained to represent the interest of the owners of the Banning White House, as it is known. My representation concerns among other things, the posting of libelous signage on your respective properties and the interference with the ingress and egress of vehicular traffic off of Silver Star Drive onto the easement that allows residents and visitors access to the White House. Photographs are enclosed. Also of concern, and not necessarily attributed to either of you, is the removable of signage on the easement denoting the direction to the White House for those uninitiated in its location.

The signs used and posted by each of you are libelous and could very well lead to monetary damages should litigation be instituted. In particular, the sign on the Kohrell property that proclaims "STOP The ILLEGAL Banning White House" is what is known as libel *per se* which means that damages are presumed in those cases where accusations of criminal activity or the innuendo of criminal activity is involved. This sign suggests by the use of the word "Illegal" that some nefarious activity may be going on. This of course is ludicrous. The Youngblood sign is libelous in and of itself. Freedom of speech does not relieve one's liability on slanderous or libelous remarks or statements.

Unless these signs are removed immediately, litigation will ensue, seeking injunctions, not only with the sign issue, but also interference with guests and residents of the White House seeking ingress and egress. This litigation will also seek monetary damages for any losses suffered by the Banning White House as

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a result of your actions. Hopefully, that step will be not be required as my client seeks a more amicable solution to the issues.

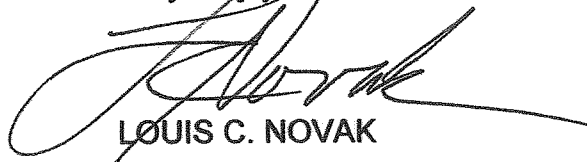
All of the land that your subdivision is on was at one time owned by a prior owner of the Banning White House. The portion of the property, a separate parcel, was sold in 1990 to the developer of the subdivision. As I am sure that all of you are aware, the Banning White House has an easement for ingress and egress. This easement is between your respective properties and is not on land that is within your property boundaries. This easement granted in favor of the Banning White House property, which is landlocked, was reserved to itself in the sale and was also required by the City of Banning as a condition to the approval of the subdivision tract map that make up your subdivision.

Furthermore, the Banning White House has not been used solely as a single family residence for a period of time dating back prior to the development of the subdivision. Many of you were aware, or should have been aware of the uses of the property, at the time that you purchased your homes. It has always had a multiple use that required more traffic than the simple single family residence would require.

It has always been the intent of the owners and operators of the Banning White House to work with its neighbors. But rather than seek peaceful means of working out issues, resort has been made to include improper signage and harassment of visitors to the site. This nonsense has to stop. The signage must come down immediately. If a meeting between the parties can help vent the issues and resolve disputes, it would be welcomed. Resort to courts makes nobody happy.

Please feel free to contact me to discuss the issues raised.

Very truly yours



LOUIS C. NOVAK



**STOP
THE
ILLEGAL
BANNING
WHITE
HOUSE**

21:08 2011-17-42