

On Wed, Jul 30, 2025 at 5:56 PM Kathleen Robson <robson@robsonlopez.com> wrote:

CONFIDENTIAL SETTLEMENT OFFER- REQUIRED TO BE TENDERED BY YOU TO PLAINTIFFS UNDER TN STATUTES

Good evening,

I have drafted- and am filing- the attached motion on Friday.

The first available date for hearing in Lebanon is 8/18 which would cut short your 30 days to answer.

The next available date is on 10/31 in Trousdale County.

Please advise whether you agree to file a response prior to 8/18 (we will waive the right to reply) or whether you are agreeable to 10/31 in Trousdale County and I will send over an agreed order to attend Court there in front of our Judge.

In the alternative, I've been authorized to make the following settlement offer- which I thought we had already agreed upon.

We gave your clients a seat at the table to help pick out fences and be part of the conversation on the flora but you refuse to answer my emails on same.

You have now not responded to me for over 3 months on that settlement.

We are willing to extend that courtesy of the offer of settlement through the end of business tomorrow, Thursday July 31, 2025.

Our clients have tried to be gracious but that is now coming to an end.

If your clients continue to refuse to settle per the above- here is what is going to happen:

- 1) We're likely going to win this motion to dismiss and your clients will be paying our clients' legal fees and court costs per TN statute.
- 2) We also will be filing a motion to increase the bond as my clients have actual damages of between \$400/\$500 per day and the \$25,000 bond is insufficient.
- 3) Sewer is being extended by the city towards my clients' land. My clients are currently only building 7 single family homes on these lots. If this delay continues because of your clients' baseless complaint, my clients will rezone this project to connect to the city sewer and anticipate that instead of 7 single family homes on this property, they will put roughly 60 residential units on the property- 60 units of mixed use townhomes- and close on them in 2028 when the Deed Restrictions expire.

We do not understand why you will not respond to us. It is unprofessional at best. You proposed a settlement. We agreed and then you stopped responding to any communications.

We do not understand why your clients- who have been given everything they asked for- are still pursuing this. They are not going to win. They are costing themselves money and their best case scenario is that they confuse the Court and my clients put not 7 but 60 units on this property instead. I doubt that is something your clients want to happen.

Your clients are going to end up with a much less desirable outcome if they move forward in that either: 1) we win the motion to dismiss and they have to pay our fees (which are now at \$7,500) or 2) the court misunderstands our motion and my clients are forced to wait until 2028 in which case they will apply for re-zoning and put 60 units on this land.

We remain open to a firm settlement offer contract being produced by you for review by end of business tomorrow- Thursday July 31, 2025. Given your lack of responses, only a proposed settlement contract will be accepted by end of business tomorrow, we are done negotiating.

Else, I don't think this is going to end in any positive way for your clients.

Please convey this to them and advise.

Thank you,
Kathleen

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Kathleen Robson Gordon

Attorney at Law- Licensed in Illinois and Tennessee

Office hours 6:30am- 3pm M-Th;

Friday by Appointment Only

2022 Distinguished Service Award- Chicago Volunteer Legal Services

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