

Chad Pelishek

From: Tristin Yun <tristinio@yahoo.com>
Sent: Tuesday, July 21, 2026 7:33 PM
To: Chad Pelishek
Subject: Sports House Cancellation

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Dear Chad,

I am reaching out to you directly regarding our pending purchase of the lot for the Sports House and our upcoming closing date on Monday, July 27. I emailed Teresa earlier today to discuss our options, and while she is encouraging us to move forward with the purchase now, doing so is unfortunately no longer feasible for us.

The firm we hired, MJJ, has failed to deliver our site plans and drawings on time. Because it is already late July and we still don't have these plans, it is now impossible for us to construct the building before November, which is the start of our rental season.

More importantly, because we never received the plans, we have been unable to secure the required building approvals from the Village of Harrison. As outlined in our contract, our offer was contingent upon securing these approvals within 60 days of acceptance. Since we are now well past that 60-day window and this contingency cannot be met, we unfortunately need to terminate the purchase agreement.

Because we will miss this year's rental window, we cannot afford to tie up \$60,000 in cash to have the lot sit empty over the winter. Therefore, we are requesting to officially cancel the transaction and have our \$1,000 earnest money deposit released back to us due to the unmet approval contingency.

We love the location and our plans haven't changed—just our timeline. If the lot is still available next Spring, we fully intend to put in a bid to purchase it when we have our plans in hand and are in a position to actually build.

Thank you for your time, understanding, and hard work. Please let me know what paperwork we need to sign to make this cancellation official before Monday.

Best regards,

Tristin

[Sent from Yahoo Mail for iPhone](#)