April 15, 2003

Lt. Gary De Cew Cerritos Sheriff Station 18135 South Bloomfield Avenue Cerritos, CA 90703 Phone (562) 860-0044 FAX (562) 916-1379

Michael R. Mc Dermett, Captain

Dear Lieutenant Gary De Cew,

We have been informed that you have been assigned to "coordinate our criminal investigation into the forgery allegations with investigators from our Commercial Crimes Bureau". Before you can coordinate the criminal investigation of the forgery allegations, you need to know what the forgery allegations are. Therefore, this letter describes the forgery incident, which we allege. And attached to this letter is the evidence pertaining to this forgery allegation, as explained below.

Also, along with sending our forgery report to your Commercial Crimes Bureau, will you also send it to the Forgery and Fraud Detail of the Detective Division of the Los Angeles County Sheriff, at 11515 South Colima Road, Building M. Room 104, Whittier, CA 90604?

If you have any other questions or need anything else from us please do not hesitate to contact us by FAX at (562) 982-5711, to which we can respond quickly, or by slower mail at Post Office Box 5248, Orange, CA 92863-5248. We will be more than happy to cooperate with you in any manner necessary in order to assist you in investigating our above forgery allegation.

We allege that Presidential Real Estate Agency, 1900 South Street, Suite 119, Cerritos, California 90703, has forged a document for a Real Estate transaction. Forgery is a violation of California Penal Code Section 470 (a) through (d).

We believe a staff member of the office at Presidential Real Estate Agency, owned and operated by Allen Chiang, forged the initials of listing agent Richard Feng of Presidential Real Estate Agency on paragraph #8 of Counter Offer #1, which was an offer to purchase residential property. We believe Counter Offer #1 was forged in order to make the above Counter Offer #1 appear to be acknowledged as received by the property listing agent Richard Feng, by the designated time given in paragraph #3 of counter offer #1. Afterward, listing agent Richard Feng claimed in a FAX dated 7/9/02 that the initials in paragraph #8 of counter offer #1 were his own; we believe this claim is false.

Please find enclosed evidence that the above is a forgery.

1) Conclusion statement from Handwriting Analyst W. A. Hatch.

2) Conclusion statement from Handwriting Analyst J. Richard Nadeau.

3) Copy of forged document, Counter Offer #1, dated 6/21/02. Forged initials "RF" are in paragraph #8.

4) Copies of "known exemplars", documents with the initials of Real Estate listing agent Richard Feng, written up in the presence of clients Michael Steven Laham and Elana Laham.

5) Copy of FAX dated 7/9/02 from 1 isting agent Richard Feng, claiming that the initials on the above questioned counter offer #1 paragraph #8 are his.

We request that you investigate this matter. Forgery is a CRIME.

P. O. Box 5248 Orange, California 92863-5248 FAX (562) 982-5711

NO.	COMM.	PAGES	FILE	DURATION	X⁄R	IDENTIFICATION	DATE	TIME	DIAGNOSTIC
_									
Ø1	OK	002 	001	00:00:32	RCV	BOEING C-17 SE	MAR-28	09:58	C50FC0008BDD0
Ø2	STOP	000	002	00:00:29	XMT	a 812135766917	MAR-28	10:41	4907A2000A070
Ø3	407	009	003	00:04:20	XMT	812135766917	MAR-28	10:42	4507A2000A070
04 85	634 674	000/013	003 004	00:00:00	XMT	812135766917	MAR-28	10:54	0000000000000
Ø5	634 CTOD	000/013	004 995	00:00:00	XMT	 ■ 812135766917 ■ 812135766942 	MAR-28 MOR 20	11:08	00000000000000 290FA2000BDB0
06 00	STOP	001 017	005 005	00:00:41	XMT		MAR-28 MOR 20	11:26	
Ø7	OK	013 017	006 005	00:03:07	XMT	812135766942	MAR-28 MOR 20	11:28 11:44	2107A2000BDB0 2107A2000BDB0
Ø8 99	OK	013 994	007 007	00:03:10	XMT RCV	☎ 812135766942 BOEING C-17 SE	MAR-28 MAR-28	11:44 15:20	C50FC000BBDD0
09 49	OK	001 981	008 999	00:00:15	RCV	BOEING C-17 SE BOEING C-17 SE	MAR-28	15:20	CSOFCOOOBBDDO CSOFCOOOBBDDO
10 11	OK	001 013	009 010	00:00:13	RCV	BOEING C-17 SE BOEING C-17 SE	MAR-28	15:21	C50FC000BBDD0
12	OK	012 001	010 011	00:02:11 00:00:00	RCV	BUEING CTIT SE	MAR-30	01:31	05000000000070
12 13	OK OK	001 001	011 012	00:00:20 00:00:35	RCV		MAR-30	13:26	0507C0000A070
13	OK OK	010	012 013	00:00:33	RCV	BOEING C-17 SE	APR-01	13:20 15:59	C50FC0008BDD0
14 15	OK OK	008 008	013 014	00:01:13	RCV	LARRY TELLIER	APR-01	15:55 16:03	C30FC0008BDD0 C407C0009A070
16	OK OK	000 010	Ø14 Ø15	00:02:13 00:03:19	RCV	LARRY TELLIER	APR-01	16:03 16:08	C407C0009A070
17	OK	010 006	Ø15 Ø16	00:03:15 00:00:43	RCV	LARRY TELLIER	APR-02	08:54	C407C0009A070
18	OK	003	010 017	00:00:43 00:00:17	XMT	a 27462	APR-02	15:25	C407C0000A070 C107A2008BDD0
19	OK	003	018	00:00:29	XMT	■ 27462 ■ 27462	APR-02	15:26	C107A2008BDD0
20	OK	001/001	019 019	00:00:20	XMT	■ 21402 ■ 99161379	APR-03	19:20 09:46	4107A2000A070
21	OK	001/001	020	00:00:30	XMT	a 99161379	APR-03	09:47	4107A2000A070
22	OK	001/001	020 021	00:00:30	XMT	■ 99161379	APR-03	09:59	4107A2000A070
23	OK	001/001	021	00:00:30	XMT	a 99161379	APR-03	10:00	4107A2000A070
24	OK	001/001 002	022 023	00:00:21	XMT	a 813106432077	APR-03	11:18	4107A2000BDB0
25	OK	002 002	020 024	00:00:41	RCV	5629161379	APR-03	13:09	0507C0000A070
26	OK	011	025	00:01:51	RCV	BOEING C-17 SE	APR-03	13:15	C50FC0008BDD0
27	OK	001/001	026	00:00:24	XMT	a 818085312982	APR-03	13:27	8107A2000A030
28	OK	005	027	00:01:14	RCV	C17 MTA AV/FC	APR-03	14:40	C407C0009A030
29	STOP	000/006	Ø28	00:00:00	XMT	a 15625930333	APR-04	09:39	0000000000000
30	OK	006	029	00:00:56	XMT	a 30333	APR-04	09:41	C107A2008BDC0
31	OK	011	030	00:01:34	XMT	===== ■ 27462	APR-04	09:45	C107A2008BDC0
32	OK	001/001	033	00:00:26	XMT	a 818182229608	APR-04	10:26	0007A2000A070
33	STOP	000/001	032	00:00:00	XMT	a 188182229608	APR-04	10:28	0000000000000
34	BUSY	000/001	031	00:00:00	XMT	▲ 18182229608	APR-04	10:32	00000000000000
35	OK	020	034	00:05:16	RCV	LARRY TELLIER	APR-04	15:28	C407C0009A070
36	OK	020	035	00:05:15	RCV	LARRY TELLIER	APR-04	15:34	C407C0009A070
37	OK	007	036	00:01:38	RCV	5083573011	APR-06	16:05	050FC0000BCA0
38	OK	001/001	037	00:00:27	XMT	a 99161379	APR-07	07:29	4107A2000A070
39	OK	001/001	038	00:00:27	XMT	a 99161379	APR-07	08:00	4107A2000A070
40	OK	009	039	00:01:06	RCV	BOEING C-17 SE	APR-07	08:39	C50FC000BBDD0
41	OK	009	040	00:01:29	RCV	BOEING C-17 SE	APR-07	09:17	C50FC000BBDD0
42	OK	001	041	00:00:12	RCV	BOEING C-17 SE	APR-07	Ø9:19	C50FC000BBDD0
43	OK	017	042	00:02:11	RCV	BOEING C-17 SE	APR-07	09:37	C50FC000BBDD0
44	OK	001	043	00:00:33	RCV		APR-07	10:31	0507C0000A070
45	OK	002	044	00:00:32	RCV	BOEING C-17 SE	APR-07	13:57	C50FC0008BDD0
46	OK	002	045	00:00:38	RCV	5629161379	APR-07	14:37	0507C0000A070
47	OK	001	046	00:00:45	RCV	214 975 1814	APR-08	00:27	0507C0000A070
48	OK	013	047	00:03:14	XMT	a 812135766942	APR-08	08:40	2107A2000BDB0
49	OK	013	048	00:03:14	XMT	a 812135766942	APR-08	09:04	2107A2000BDB0
50	OK	001	049	00:00:34	RCV		APR-08	11:48	0407C0000A070
						<< CONTINUE >>			

-BOEING L B

—

*************************************	KK DATE	APR-15-2003	Ържжжж	TIME 10:57 *** P.02
---------------------------------------	---------	-------------	--------	---------------------

51 0K 001 050 00:01:04 RCU APR-08 11:49 0407C0000A070 52 0K 002 051 00:00:30 RCU 5083573011 APR-08 12:35 050FC0000BCC0 53 0K 002 052 00:00:30 RCU C-17 BUS OPS APR-09 08:11 C507C0000BCC0 54 0K 001 053 00:00:37 RCU 626 281<0484 APR-09 09:12 050FC0000A070 55 0K 001/001 055 00:00:43 XMT 8 12133463739 APR-09 09:16 E100A20001030 56 BUSY 000/001 054 00:00:22 XMT 8 15625931569 APR-09 10:26 C107A2008BCD0 58 0K 006 057 00:00:49 XMT 27462 APR-09 13:23 C107A2008BDD0 60 0K 001/001 058 00:00:77 RCU 1 562 630 8141 APR-14 10:51 0507C0000A070 61 0K 001/001 059	NO.	COMM.	PAGES	FILE	DURATION	X⁄R	IDENTIFICATION	DATE	TIME	DIAGNOSTIC
53 OK 002 052 00:00:30 RCV C-17 BUS OPS APR-09 08:11 C507C00088BCD0 54 OK 001 053 00:00:37 RCV 626 281 0484 APR-09 09:12 050FC0000A070 55 OK 001/001 055 00:00:43 XMT 812133463739 APR-09 09:16 E100A20001030 56 BUSY 000/001 054 00:00:00 XMT 812133463739 APR-09 09:32 0000000000000 57 OK 002 056 00:00:22 XMT 815625931569 APR-09 10:26 C107A2008BCD0 58 OK 006 057 00:00:25 XMT 81818229608 APR-10 13:20 0007A2000A070 60 OK 001/001 059 00:00:47 RCV 1 562 630 8141 APR-14 10:51 0507C0000A070 61 OK 001/001 059 00:00:57 RCV 1 562 630 8141 APR-14 10:51 0507C0000A070	51	OK	001	050	00:01:04	RCV		APR-08	11:49	0407C0000A070
54 OK Ø01 Ø53 Ø0:00:37 RCV 626 281 Ø484 APR-09 Ø9:12 Ø50FCØØØAØ70 55 OK Ø01/001 Ø55 Ø0:00:43 XMT a 812133463739 APR-09 Ø9:12 Ø50FCØØØAØ70 56 BUSY Ø00/001 Ø54 Ø0:00:00 XMT a 12133463739 APR-09 Ø9:32 Ø00000000000 57 OK Ø02 Ø56 Ø0:00:22 XMT a 815625931569 APR-09 10:26 C107A2008BCD0 58 OK Ø06 Ø57 Ø0:00:25 XMT a 81818229608 APR-09 13:23 C107A2008BDD0 59 OK Ø01/001 Ø58 Ø0:00:25 XMT a 81818229608 APR-11 17:02 C107A2008BDD0 61 OK Ø01/001 Ø59 Ø0:00:47 RCV 1 562 630 8141 APR-14 10:51 Ø507C0000A070 62 OK Ø02 Ø61 Ø0:00:57 RCV APR-14 12:52 Ø407C00000A070	52	OK	002	051	00:00:30	RCV	5083573011	APR-08	12:35	050FC0000BCC0
55 OK 001/001 055 00:00:43 XMT a 812133463739 APR-09 09:16 E100A20001030 56 BUSY 000/001 054 00:00:22 XMT a 12133463739 APR-09 09:32 0000000000000 57 OK 002 056 00:00:22 XMT a 815625931569 APR-09 10:26 C107A2008BCD0 58 OK 006 057 00:00:25 XMT a 818182229608 APR-09 13:23 C107A2008BDD0 59 OK 001/001 058 00:00:25 XMT a 818182229608 APR-10 13:20 0007A2000A070 60 OK 001/001 059 00:00:14 XMT a 27462 APR-11 17:02 C107A2008BDD0 61 OK 002 060 00:00:57 RCV APR-14 10:51 0507C0000A070 62 OK 001/001 062 00:01:47 RCV 1 562 630 8141 APR-14 12:52 0407C0000A070	53	OK	002	052	00:00:30	RCV	C-17 BUS OPS	APR-09	08:11	C507C0008BCD0
56 BUSY 000/001 054 00:00:00 XMT a 12133463739 APR-09 09:32 000000000000 57 0K 002 056 00:00:22 XMT a 815625931569 APR-09 10:26 C107A2008BCD0 58 0K 006 057 00:00:25 XMT a 27462 APR-09 13:23 C107A2008BDD0 59 0K 001/001 058 00:00:25 XMT a 818182229608 APR-10 13:20 0007A2000A070 60 0K 001/001 059 00:00:47 RCV 1 562 630 8141 APR-14 10:51 0507C0000A070 61 0K 001/001 062 00:00:57 RCV 1 562 630 8141 APR-14 12:52 0407C0000A070 62 0K 001/001 062 00:01:03 XMT a 818182229608 APR-14 12:52 0407C0000A070 63 0K 001/001 062 00:01:03 XMT a 818182229608 APR-14 13:02 0007A2000A070 64 </td <td>54</td> <td>OK</td> <td>001</td> <td>053</td> <td>00:00:37</td> <td>RCV</td> <td>626 281 0484</td> <td>APR-09</td> <td>09:12</td> <td>050FC0000A070</td>	54	OK	001	053	00:00:37	RCV	626 281 0484	APR-09	09:12	050FC0000A070
57 0K 002 056 00:00:22 XMT a 815625931569 APR-09 10:26 C107A2008BCD0 58 0K 006 057 00:00:49 XMT a 27462 APR-09 13:23 C107A2008BDD0 59 0K 001/001 058 00:00:25 XMT a 818182229608 APR-10 13:20 0007A2000A070 60 0K 001/001 059 00:00:14 XMT a 27462 APR-11 17:02 C107A2008BDD0 61 0K 001/001 059 00:00:14 XMT a 27462 APR-14 10:51 0507C0000A070 62 0K 002 061 00:00:57 RCV 1 562 630 8141 APR-14 12:52 0407C0000A070 63 0K 001/001 062 00:01:03 XMT a 818182229608 APR-14 13:02 0007A2000A070 64 0K 001/001 063 00:00:14 XMT a 27462 APR-14 15:16 C107A2008BDD0 65 0K 001/001	55	OK	001/001	055	00:00:43	XMT	a 812133463739	APR-09	Ø9:16	E100A20001030
58 OK 006 057 00:00:49 XMT a 27462 APR-09 13:23 C107A2008BDD0 59 OK 001/001 058 00:00:25 XMT a 818182229608 APR-10 13:20 0007A2000A070 60 OK 001/001 059 00:00:14 XMT a 27462 APR-11 17:02 C107A2008BDD0 61 OK 002 060 00:00:47 RCV 1 562 630 8141 APR-14 10:51 0507C0000A070 62 OK 002 061 00:00:57 RCV 1 562 630 8141 APR-14 12:52 0407C0000A070 63 OK 001/001 062 00:01:03 XMT a 818182229608 APR-14 13:02 0007A2000A070 64 OK 001/001 063 00:00:14 XMT a 27462 APR-14 15:16 C107A2008BDD0 65 OK 001/001 064 00:00:17 XMT a 27462 APR-14 15:18 C107A2008BDD0 65 <td< td=""><td>56</td><td>BUSY</td><td>000/001</td><td>054</td><td>00:00:00</td><td>XMT</td><td>12133463739</td><td>APR-09</td><td>Ø9:32</td><td>00000000000000</td></td<>	56	BUSY	000/001	054	00:00:00	XMT	12133463739	APR-09	Ø9:32	00000000000000
59 OK 001/001 058 00:00:25 XMT a 818182229608 APR-10 13:20 0007A2000A070 60 OK 001/001 059 00:00:14 XMT a 27462 APR-11 17:02 C107A2008BDD0 61 OK 002 060 00:00:47 RCV 1 562 630 8141 APR-14 10:51 0507C0000A070 62 OK 002 061 00:00:57 RCV APR-14 12:52 0407C0000A070 63 OK 001/001 062 00:01:03 XMT a 818182229608 APR-14 13:02 0007A2000A070 64 OK 001/001 063 00:00:14 XMT a 818182229608 APR-14 13:02 0007A2000A070 64 OK 001/001 063 00:00:14 XMT a 27462 APR-14 15:16 C107A2008BDD0 65 OK 001/001 064 00:00:17 XMT a 27462 APR-14 15:18 C107A2008BDD0 65 OK <td< td=""><td>57</td><td>OK</td><td>002</td><td>056</td><td>00:00:22</td><td>XMT</td><td>815625931569</td><td>APR-09</td><td>10:26</td><td>C107A2008BCD0</td></td<>	57	OK	002	056	00:00:22	XMT	815625931569	APR-09	10:26	C107A2008BCD0
60 OK 001/001 059 00:00:14 XMT a 27462 APR-11 17:02 C107A2008BDD0 61 OK 002 060 00:00:47 RCV 1 562 630 8141 APR-14 10:51 0507C0000A070 62 OK 002 061 00:00:57 RCV APR-14 12:52 0407C0000A070 63 OK 001/001 062 00:01:03 XMT a 818182229608 APR-14 13:02 0007A2000A070 64 OK 001/001 063 00:00:14 XMT a 27462 APR-14 15:16 C107A2008BDD0 65 OK 001/001 064 00:00:17 XMT a 27462 APR-14 15:18 C107A2008BDD0 65 OK 013 065 00:05:35 XMT a 99161379 APR-15 08:38 4107A200A070	58	OK	006	057	00:00:49	XMT	a 27462	APR-09	13:23	C107A2008BDD0
61 OK 002 060 00:00:47 RCV 1 562 630 8141 APR-14 10:51 0507C0000A070 62 OK 002 061 00:00:57 RCV APR-14 12:52 0407C0000A070 63 OK 001/001 062 00:01:03 XMT 8 818182229608 APR-14 13:02 0007A2000A070 64 OK 001/001 063 00:00:14 XMT 8 27462 APR-14 15:16 C107A2008BDD0 65 OK 001/001 064 00:00:17 XMT 2 27462 APR-14 15:18 C107A2008BDD0 65 OK 013 065 00:05:35 XMT 8 99161379 APR-15 08:38 4107A200A070	59	OK	001/001	Ø58	00:00:25	XMT	a 818182229608	APR-10	13:20	0007A2000A070
62 0K 002 061 00:00:57 RCV APR-14 12:52 0407C0000A070 63 0K 001/001 062 00:01:03 XMT \$818182229608 APR-14 13:02 0007A2000A070 64 0K 001/001 063 00:00:14 XMT \$27462 APR-14 15:16 C107A2008BDD0 65 0K 001/001 064 00:00:17 XMT \$27462 APR-14 15:18 C107A2008BDD0 66 0K 013 065 00:05:35 XMT \$99161379 APR-15 08:38 4107A2000A070	60	OK	001/001	059	00:00:14	XMT	a 27462	APR-11	17:02	C107A2008BDD0
63 OK 001/001 062 00:01:03 XMT 8 818182229608 APR-14 13:02 0007A2000A070 64 OK 001/001 063 00:00:14 XMT 8 27462 APR-14 15:16 C107A2008BDD0 65 OK 001/001 064 00:00:17 XMT 8 27462 APR-14 15:18 C107A2008BDD0 66 OK 013 065 00:05:35 XMT 9 9161379 APR-15 08:38 4107A200A070	61	OK	002	060	00:00:47	RCV	1 562 630 8141	APR-14	10:51	0507C0000A070
64 OK 001/001 063 00:00:14 XMT 27462 APR-14 15:16 C107A2008BDD0 65 OK 001/001 064 00:00:17 XMT 27462 APR-14 15:18 C107A2008BDD0 66 OK 013 065 00:05:35 XMT 299161379 APR-15 08:38 4107A200A070	62	OK	002	061	00:00:57	RCV		APR-14	12:52	0407C0000A070
65 0K 001/001 064 00:00:17 XMT 27462 APR-14 15:18 C107A2008BDD0 66 0K 013 065 00:05:35 XMT 299161379 APR-15 08:38 4107A2000A070	63	OK	001/001	062	00:01:03	XMT	a 818182229608	APR-14	13:02	0007A2000A070
66 OK 013 065 00:05:35 XMT = 99161379 APR-15 08:38 4107A2000A070	64	OK	001/001	063	00:00:14	XMT	a 27462	APR-14	15:16	C107A2008BDD0
	65	OK	001/001	064	00:00:17	XMT	<u>a 27462</u>	APR-14	15:18	C107A2008BDD0
67 OK 013 066 00:05:35 XMT ☎ 99161379 APR-15 08:52 4107A2000A070 /	66	OK	013	065	00:05:35	XMT	a 99161379	APR-15	08:38	4107A2000A070
	67	OK	013	066	00:05:35	XMT	a 99161379	APR-15	08:52	4107A2000A070 /

-BOEING L B

_

W. A. "Bill" Hatch

Court Qualified Handwriting Comparison Expert 1314 W. 21st Street Santa Ana, Calif. 92706 (714) 547-2046

7-11-02

To: Michael & Elana Laham

I have compared the following documents: KNOWN EXEMPLARS

1. Copy of a Residential Listing Agreement, begining
4-23-02. With the initials " R.F." appearing as Broker's initials
on page # 3.

2. Copy of an Envelope addressed to Mr. Mike Laham. From Richard Feng. Mailed ?-6-2002.

QUESTIONED DOCUMENT

Copy of a Counter Offer No. 1. Dated 6-22-02. With the initials R. F. appearing near the bottom as "Acknowlegment of Receipt.

OPINION FROM COMPARISON:

Based on the documents presented to me for comparison, it is my opinion that the person who printed the initials R. F. on the known exemplars, <u>did not</u> print the initials R.F. on the questioned document.

W. c.A. Hatch

W. A. HATCH QUESTIONED DOCUMENT EXAMINER

J. Richard Nadeau M.A., M.S. Board Certified Document Examiner American College Of Forensic Examiners 6300 Orange Street #8 Los Angeles, CA 90048 323 651 3858

July 24, 2002

Michael and Elana Laham 164 Steamwood Irvine, CA 92620

Document Examination

Questioned Writing: Initials RF on a California Association of Realtors form, dated June 21, 2002

Known Writing:

- 1. 4/21/02 Name Richard Feng (Agent) On a Real Estate Disclosure form, page 1,
- 2. On the same document the same signature, Richard Feng on page 2.
- 3. On the same document page 3, the same signature, Richard Feng,
- 4. On the same document, page 5, the same signature, Richard Feng.
- 5. On the same document, page 6, the signature Richard Feng.

Movement and form are basic traits that must agree for two writings to be written by the same person. Under magnification, the movement of the suspect "R" is tremulous, indicating slow movement and conscious premeditation. The "R" is imitative in nature and an attempt to copy another's writing.

In addition, the suspect / questioned "R" is constructed using a convex form to complete the letter.

The Known "R" is constructed using a concave form to complete the letter.

Opinion

The suspect and the Known writing are written by two (2) different individuals.

Sincerely,

J. Richard Nadeau

J. Richard Nadeau

	, CALIFORNIA	COUNTER	OFFER No.	1
	ASSOCIATION (Fo		-	Multiple Counter Offer.)
	OF REALTORS® FOR THE OFFER FROM PRESIDE	(C.A.R.)	Form CO-11, Revised @ \$/75, 000	4/01)
and the second		an a	and the second second second	an alla ana an an an taonan a bhan a bhair a bhair a bhair a a
Date _	(6)-2 2 -(7)2 at	Long Bea		, California.
This is dated	a counter offer to the: \square Residential Purchase Agreement, \square $(6) + 20 - 02$, regarding $(6) + 20 - 02$	□ Counter Óffer, □ Other. <u>1- Ջուս i v 0 o A</u>	Truino	("Offer"), ("Property"),
betwee	en Arian Awar & Chuting T ("	Buyer"), and M	tro lahan	(Property),
1. IE A.	RMS: The terms and conditions of the above referenced docur Paragraphs in the Offer that require initials by all parties	s, but are not initialed by	all parties, are exclu	uded from the final agreement
В.	unless specifically referenced for inclusion in paragraph Unless otherwise specified in writing, down payment and I	1C of this or another Cou oan amount(s) will be adju	inter Offer. usted in the same pro	portion as in the original Offer
C.		······································		
	(1) Frice is to be	5 \$178	000.	
			,000	
				·
п	The following attached addenda/supplements are incorpo	vrated in this Counter Off		tum No
		0	· · · · · · · · · · · · · · · · · · ·	
2. RI an	GHT TO ACCEPT OTHER OFFERS: Seller reserves the right y other offer at any time prior to communication of acceptance,	t to continue to offer the Pi , as described in paragraph	roperty for sale or for a 3. If this is a Seller Co	other transaction, and to accept ounter Offer, Seller's acceptance
of	another offer prior to Buyer's acceptance and communication (PIRATION: Unless acceptance of this Counter Offer is Sign	of acceptance of this Coup	ter Offer, shall revoke	this Counter Offer.
is	made by delivering a Signed Copy, which is p	ersonally received, to	the person mak	ing this Counter Offer or
to_ wr	itten (or, if checked, \Box date: $(\beta - Z - b)^2$, time 🖌	AM/PM), this (day after this Counter Offer is Counter Offer shall be deemed
	voked and the deposit shall be returned to Buyer. This Count	ter Offer may be executed	in counterparts.	
	☐ (if Checked:) MULTIPLE COUNTER OFFER: Seller is ma may not be the same as in this Counter Offer. Acceptance	e of this Counter Offer by	Buyer shall not be	binding unless and until it is
	subsequently re-Signed by Seller in paragraph 7 below and in person, by mail or by facsimile, which is personally receive	communication of Seller's ed. to Buver or to	s acceptance is made	by delivering a Signed Copy, Prior to
	in person, by mail or by facsimile, which is personally receive the completion of all of these events, Buyer and Seller shall			
<u>5.</u> OF	FER: BUYER OR SELLER MAKES THIS COUNTER OFFE	R ON THE TERMS ABOV	e AND ACKNOWLE	DGES RECEIPT OF A COPY.
	<i>EL A</i> ceipt of a Copy.	HAEL S. LAHAM	Date Dorze	-Laz 06/21/02
ید دربی از محمد	State Counter Offer (If check	ked 🗆 SUBJECT TO THI	E ATTACHED COUN	TER OFFER) and acknowledge
rec				
-				
7.	MULTIPLE COUNTER OFFER SIGNATURE LINE: By signing	g below, Seller accepts th	is Multiple Counter (Offer.
ſ	NOTE TO SELLER: Do NOT sign in this box until after Buyer		- · · · ·	nly if paragraph 4 is checked.) Time AM/PM
· . -			Date	Time AM/PM
(8 .)	/) (Initials) ACKNOWLEDGMENT OF RECEIPT:	The maker of the Counter	Offer, or that person's	authorized agent as specified in
, pa Sig	ragraph 3, (or, if this is a Multiple Counter Offer, the Buyer or gned Copy of this Counter Offer on	Buyer's authorized agent a	is specified in paragra AM/PM.	ph 4) acknowledges receipt of a
	yright laws of the United States (Title 17 U.S. Code) forbid the unauthoriz g facsimile or computerized formats. Copyright © 1986-2001, CALIFOR!			otocopy machine or any other means,
THIS FC	g facsimile or computerized formats. Copyright © 1986-2001, CALIFOR/ RM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REAL PROVINCION IN ANY OPECIFIC TRANSPORT	NIA ASSOCIATION OF REALT	ORS®, INC. ALL RIGHTS	S RESERVED. THE LEGAL VALIDITY OR ADEQUACY
LEGAL (This form	AM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REAL PROVISION IN ANY SPECIFIC TRANSACTION, A REAL ESTATE BROKED OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. In is available for use by the entire real estate industry. It is not intended to ider by by members of the NATIONAL ASSOCIATION OF REALTORS® who subsc	nis the PERSON QUALIFIED	EALTOR® is a registered co	llective membership mark which may be
	Published and Distributed by:			
вМ	REAL ESTATE BUSINESS SERVICES, INC. a subsidiary of the CALIFORNIA ASSOCIATION OF REALTORS® 555 South Virnil Avenue, Los Angeles, California 00020	Reviewed by Broker or Designe	e Date _	
	525 South Virgil Avenue, Los Angeles, California 90020 1 (PAGE 1 OF 1) Print Date BDC Apr 02			EQUAL HOUSING Opportunity
l.	SEL	LER'S COPY		Holes F

• .

COUNTER OFFER (CO-11 PAGE 1 OF 1)

Para and

J		A						PHON	E NO.		714 5	554 12:			in. 21	2002	05:1	
1 : F	PMAR		d a' Ranas	en 16 - 17 - 18			at 10 a 100 a 1	1. 2	· *****	1.00.00				'SB25				
ŀ	#	10				•	- 10 - 20 M		a Ortain				S G LL I	213212	4T			F .
		<u>_</u>																
				CALL	f Ó t	(NIA					~~	UNTER	9 .		1			
ž				A 5 5 O					,	5		er or Buy				nin inni	****	44-n a \
Š.			ar' 7	c:f re	ALIC	ગરડલ				rot use	og own		. Fora CO			•	1,00, 1	101.]
i i i i i i i i i i i i i i i i i i i															••••••			
						the state of the second se	an in the second						~			لنحظن هنته		فلعله منعقة
5. X			¢			<u>) / _</u>	د. ه ايب د در	×			mé	<u>Ra</u>	ie/a_					Califar
ţ	; T7	13 15 2 1 Reci		far is h	e I P	63 0	השהעיל אמ	nise A	//zement	. J. Cou	nter Eng	r 🖸 Opho	F					(C)]
,			- 4	· · · · · · · · · · · · · · · · · · ·	AL.			E			لمان الانتيار ماري الانتيار	and,	يا جي الم	<u>, 19</u>				Sector Sector
1	Ĭ,	TSPI	18: 71:0	W: 11 317	L'UUINIS	LUTIC OF I	ite shor	مهما هی در در وارد و د	n:21 54	10000000 1000000		ited autojes	et for the fo	10000				
-		× د ت	niges a	ns in the healthcali	e Qitur V Jefara	pon sont ri France	uire (n) e lactur	lisis dy	r til nætt	ST. DUT	210 061	initiated b nother Co	iv ali sarsi	NS, 3.0 #	ه محفد اعلا	Por internet	inal ag	:ceme
		₽, Ŭ	nians e	hervise	50.00:75	20 (T 47)	17 4 50 40 17 4 5, 22	3:22, 2.49	neraigiza menderza	గి కారాణ చినిమా ఎగ	nge ur e Nounte:	NE 29 76	Serter Uns	e. The filme	51000000	n is in th	e oriso	nal Offic
		С									n, . n							•
		~	$f \leftarrow f$						1/2		-te-h			$+\neq$		a saaga		
		•	لرياسي يك		فينجيد					*******			min	<u> </u>				
					· · · · · · · · · · · · · · · · · · ·	······································	-				•			•				
		-				1.11 (1)												
•						••••••••••••••••					, , , , , , , , , , , , , , , , , , ,							
		-									~				·····			
														-				
		-			-				· · ·	· · · · ·		• ••• •						•••
		-	9- 1 - 1 - 1 - 14															
								-										,
																	- ·	
														-				
		D. 17	12 121101	/ha 202		adonda/	sucoleri				in Intel C	aution Of	er: Li Con	102 300			• ••• • '	
·		ה. ה רו	ופוובו ש	/lng 203	chet a	adonda?					in Iniu Co	auting Of	er: J Con	100 200	אבעות היס		••••••••••••••••••••••••••••••••••••••	
	2.	righ	T TO A	ה נכבטי	THER	OFFERS	: South		5 the no	h: 10 571		etter (ha P	reporty by	28' : 97 ¹	or other is			0 àccúp
	2.	ר; אוסות קיינו			TREA :	OFFERS	-	153 9/77 151 9 7	es the ng	10 10 501 16. Aŭ 421		etter ():2 P	reporty ha	er:: 21; er:: 21;	er ather i: Equiniar (er's ac-	ט אכנאף אינגמת
		ר: אופאיזט וע עיזט מרב זע			Trefi ne più Guyen		1 50161 Muniser BIJEE 20			1:0 201 1:0 - Al 321 1: 0: 2212	ים לעמוא ומי לעמוא ויז בספורא ביבתנוס	etter ():2 P porgasi	isparty by b 2 li this i the Offer, s	22: : 57 : 2 # ::30:2 itgli 16vc	er sthir ;: Squasar (x8 :Nis Co	01 27 Sela	er's ac . h.	nuzie e
		רן הופאיזט ועי איזט ברב זע בגרוק		0277 0 a i dny i a profito Unioso deivos	The plic the plic Eurer Ecores Roy a		it South Munices Bries 20 His Cou a Con	1000000 1000000	is the na descent torus Sig ich is	10 10 201 10 10 201 10 20 2010 10 20 2010 10 20 2010		etter ():2 P Borgrass I king Court or Suikt ervec. Is	reporty fai be in this t atter Offer, t the whom it the pa	28: : 97 : 8 % (igner 1211 16vC 12 Sqn1, 1 12 Sqn1, 1 12 S M	er ether : Countar (kë Mis Ce 215 epinar 251 a ih	ni serier Oler Sein Ni Verlig Ni Verligen	er's act h. I of ned itor - Q	ی . ۵۱۱ مداری ماتادم
		ר: הופאי שייי שייי אייי שייי גרי גרי גרי גרי גרי		CEPT OF a i any in a prorio Unices deliver	TREA Me pilo Guperi eccesion tray a		: Solo: inunise: snee an his Sou a Con	1000000 1000000	is the na descent torus Sig ich is	10 10 201 10 10 201 10 20 2010 10 20 2010 10 20 2010	tinue to actional in plance o be Buter liv : ec. _, oy Si	etter ():8 P Borggrad I khis Cour er Soiler ervec. Is es PM en	reparty for b 2 in this i har Offer, s the whom is the pa b ine built	177 : '25 * 'isrie fizil 16vc fizil 16vc fiz 50ni, i r50 1 M	er ether i: Equinar (kii : Nis Eq 212 comm 21:	nu vestion Ny Coun Ny Coun Ny Coun	er's act h. I of ned Itor - Q outper	(1): (1) (1):
· ·	3.	Children Stand		CEPT O ai Any II ai Any II Anlass Caloss Stacked Ac depos	TREA INE pilo Eureri Corrent Trig a Corrent Trig a Corrent Trig a	OFFICES	in Solor inunisen anse an his Sou a Con U U mad te	A Constant	tor is Eig This Cou	10 (0 57) 10 (0 57) 10 07 107 1 10 07 107 1 10 07 107 1 10 07 1 10 00 10 10 10 10 10 10 10 10 10 10 10 1	Ninue to actional for plance o bo Buyer Nin recu ulty recu total plant	etter (1:2 P 2003-351 1 this Con- 51 Soliti 2005. 15 25 PM 20 5 FM 20 5 FM 20 6 0230000	reporty for be in the former offer, s the whom it in the pa inte this AM	28' : 57 : 28' : 57: 28 : 10:00 19:00 19:00 20	or other it Soumiar (kii (his Co 2 12 comm 2 hing ih 7 cay ang 9 Gaunter	na setten Ot er Sette ett for Otto nu 'ca, fican ity Count et this It of this It	er's act M. I of Act Itor - Q Duinter Sill De	265121 2731 10 2731 10 2732 12 2732 12
	3.	Rick Liny of Stand Stand Stand Miller Notice		CEPT O a Any H they to they to childso childso stroked Ac deposition	THER THE PILO Guyen Cores The pilo Cores The pilo Cores		in South invalies ance an his Gou a Con this Con U mad to Tak Off		the ng accertant accertant action for is Sig ich is This Cou Sellen is 1	Pilosni Pilosn	ALIAND TO ACTIDES IN DIANES S DIANES S DIANES DI CENTIST DI CENTIST DI CENTIST DI	etter (): a P abrag-asi i tria Cear ar Sailtr ar Sailtr arvec. Is sc PM an . true 6 axecuted () Phor(s) k	reperty to be in this : near Offer, s the whom it is the pa be ine thic AM d in second	28': \$1' 28': \$1' 28': \$1' 1:211 16VC 1:2 \$001; 1:20 1 16V 214703 214705 21470	tr sther it Soumar (kii (Nis Co 2 12 comm 2 hing ih r say ang p Gaucian re payor(s	na sector Of er sette de lar Offe au 'callica de lar Sha se dale Sa	er's ac- h. I of Ned Illor - C Sultier Sill De Te that	Cestor Carlon Ca
•	3.			CEPT O al Any II Al Any II Al Any II Content Content State Al Content Al Cont	THER THER Super- Su	OFFICES Contest Con	t Seller inunies ande sou dis Sou dis Con U mad to Ter Official		strens acesson acesson for a signich to This Dou Sellen to Areasan	Pi (C Shi ic. Al dai i di atta i di	ALIAUR TO I ACTIDES I DIANES S DIANES S DIANES DI CENTIS CENTIS	etter (Ha P Boragrasil I tria Ceor or Soilitr ervec. Is So PM en Stat Offer(s) R or Offer by	reparty to be a link at the whom to the whom to the part of the part of the part of the part of the pa	28': \$1' 28': \$1' 28': \$1' 28': 10' 28': 10' 28': 10' 29': 1	C - Strir II Souniar (ki (Nis Co 212 comm 212 comm 213 comm (Say ang (Say ang	the sector of er setter the for Other the for Other the Coun- nity Coun- er this Coun- er this Coun- er this Coun- er the sh	er's act n. n of men nicr Q ounter ell De te that and un	292120 2921200 2020000000000
•	3.			CEPT O ai Any II Ar prior to curloss Curloss	The pilo Buyer Cores The pilo Cores The pilo State Sta	Scher Count	i Solor inunier anse zo his Gou d. U mod te rate of ounter i garadi		st the na numbratie. for a Sig ich is This Cou Selles is i Mechania adam an	in la chi i ai dei i ai dei i ai dei i ai dei i ai ai i ai ini ai admini ai admini	Tinus to i actibed in planet a be Buter liv : ec. it atta pl Ceunter c Cruntis unication	etter (his P abrag-asi if this Court or Suilty ervec. Is go PM en other(s) R conter(s) R of Selief	insporty fai be in this : ner Offer, s the whom is the pa insport another another s another s another s another s another	28' : 51' 5 % : 5 % : 5 % : 5 % : 5 % : 5 % : 5 % : 1 % : 1 % : 2	C - Strir II Souniar (ki (Nis Co 212 comm 212 comm 213 comm (Say ang (Say ang	the sector of er setter the for Other the for Other the Coun- nity Coun- er this Coun- er this Coun- er this Coun- er the sh	er's 20- M. I of Ned I of Ned I of Ned Signod Signod	الا برياني (روا بروا (روا بروا () (روا (روا (روا (روا (روا (روا (روا (روا
	3.	Rick Superior		CEPT O al Any H A proviso Unloss Unloss Silver Silver Silver Silver Silver Mu cha son y re-Sig	The pilo Buyers Correst yoy a state interest an angle interest int	OFFERS r:a tim s scream s scream	i Seler inunier ante zo his Sou di U mad te Ter Of sound te rer Se	Saera Sai o a d terur mater Ci dy. with Auver, V Fight S Offat, a Sap 1 7 c	st the ng stop: that for a signification this could failed by the failed by the failed by the second		Hinus to i actibed for planes a bo Bayer lin rec lin rec counter counter counter scounter scounter scounter scounter scounter scounter	etter (Ha P Boragrasil I tria Ceor or Soilitr ervec. Is So PM en Stat Offer(s) R or Offer by	Areporty fai be in this : the whom is the whom is the burk of the paint of the burk of the	28: 57: 24: 57: 24: 50: 25: 50: 1 25: 50: 1 25: 50: 1 25: 50: 50: 50: 50: 50: 50: 50: 50: 50: 5	to ether : Soumar (Soumar (kill IN's Do 215 comm ahing : 15 comm r Say ans o Gauntar Comports Su Dinaling da ay dei	in server of er seve to tor Orlo nu for Orlo nu for Orlo er file Seve er file sh er file sh er file sh er file sh er file sh	er's act h. I of Not Not C Sunter Sil De Signed Signed	292120 2921200 2020000000000
•	3.	Rick Superior		ICEPT O a JAN H A PLOT IS deitVoi straceo straceo straceo MU tha son iy re-Sign iy re-Sign	THER IN FILO BUTEN BUTEN Cores The Solution Solut	OFPERS 1 2 400 1 2 100 1 2	i Seiter ingnisen anse an his Gou e Cun te te te te te te te te te te te te te	A construction of the cons	as the ng docs to no lumit stie. Ior is Sig ich is This Cou Sellay Shii Sellay an city rosul eKer sha	Hi (a san is, aj dei is de sord is de sord i	tinus to actibed fo planet a be Buyer liv ::ec by St Ceunter c Churt unkator (uger of to dollas	etter (1:2 P Boragras) I this Copr or Sollor or Sollor the Other(s) to or Chipt bi or Chipt bi or Chipt bi	reporty for the first offer, s the whom it the period in source and another is y Buyer si s scapplar	28': 97' & A (ionor it 20' 16vC is 501; i seo 1 m officiation (in 10' 10' (in 10') (in 1	Ur ether :: Soumar (kill : Nis Do 2 12 comm Aling : h r CB: Alin s Gounter te ouyor(3 counter te ouyor(3 counter do ay dei	in satur of er setter of er setter ity Coun er this St of the sh of the Pr	er's ac- M. of Acc itor - C outher - C outher - C outher signed un Signed un Signed	می اعمد المالی المالی المالی المالی المالی المالی المالی المالی المالی المالی المالی المالی المالی المالی
•	3.	Rick Superior		ICEPT O a JAN H A PLOT IS deitVoi straceo straceo straceo MU tha son iy re-Sign iy re-Sign	THER IN FILO BUTEN BUTEN Cores The Solution Solut	OFPERS 1 2 400 1 2 100 1 2	i Seiter ingnisen anse an his Gou e Cun te te te te te te te te te te te te te	A contraction of the second se	as the ng sees that ter is is ich is This Cou Seller is i wreeptan selow an tily rout eker sha FER OFF	1) (2 53) (6 6) (2 53) (7 2 54) (7 2 54	Hinup to achibed for planet a he Buyer liv - rec. . by St Ceunter contractor cyar or . a dozen rKE TER	etter (1:2 P Boragrass) I this Court or Soiltr or Soiltr St PM en Offor(s) R Offor(s) R or Soiltr or Soiltr or Soiltr or Soiltr	And the second s	28': 57' 5 8 (ionor 1211 16vc is son: 1 2210 16vc 100 10 100 100 100 100 1	Ur ether :: Soumar (kill : Nis Do 2 12 comm Aling : h r CB: Alin s Gounter te ouyor(3 counter te ouyor(3 counter do ay dei	in satur of er setter of er setter ity Coun er this St of the sh of the Pr	er's ac- M. of Acc itor - C outher - C outher - C outher signed un Signed un Signed	می اعمد المالی المالی المالی المالی المالی المالی المالی المالی المالی المالی المالی المالی المالی المالی
	З. 4.			CEPT O a Jny H r prof to convos derivos der	THER THER Super- Su	OFFERS states ande of t states ande of t states states controls states controls states controls	t Solor inunieun ance an his Gou a Cun a U mad te TSR Off ounter is s, Buya a Tuis a Tuis	Toporal Toporal Toporal Toporal Duver, 1 PERE: S Duver, 1	as the ng sees that to the signification that is the this Court selow an ally forum the sha FER OFF	HI LE SAL LE LA LE SAL LE LA LE SAL LE	HIMUR 10 Internet of the Dayser Internet of Dayser	etter (1:4 P Borgras) I this Cour or Soiltr or Soiltr or Soiltr free SP PM en Offor(s) k or Offor by or Soiltr or Soiltr	right ty far is 2 in this : and Offer, s in whom it in the per- ing Inice AMI in sounds another in y BLyer Si s scapplar vi ANC A Data Data	28': 57' 5 8 (ioner it son: 1 1 5 00: 1	tr other i: Soumar (ku ihis Do a is comm aking ihi r cay alls o Counter re ource(cu binding do ay dei lebbes is Dises is Dises	The sector of the sector and the sector of the sector of the sector of the sector of the sector of the sector of the sector of the sector of the sector of the sector of the sector of the sector of the sector of the sector of t		contand fig: t Offer t deemail rey of deemail deemail deemail deemail deemail deemail deemail deemail deemail deemail deemail fils fils fils fils fils fils fils fi
	З. 4.	Rick and		CEPT O a JAN + * profile defines tracked tr	THER THER Super- Su	OFFERS states ande of t states ande of t states states controls states controls states controls	t Solor inunieun ance an his Gou a Cun a U mad te TSR Off ounter is s, Buya a Tuis a Tuis	Toporal Toporal Toporal Toporal Duver, 1 PERE: S Duver, 1	as the ng sees that to the signification that is the this Court selow an ally forum the sha FER OFF	HI LE SAL LE LA LE SAL LE LA LE SAL LE	HIMUR 10 Internet of the Dayser Internet of Dayser	etter (1:4 P Borgras) I this Cour or Suilty or Suilty St PM en Offor(s) k Offor(s) k or Offor b or Offor b of Source b	Inspanty for the Initial The Whom It ine Units ine Units another in y BLyer in y BLyer in tons for the VE ANC A Data E ATTACT	28' : er : * * (: orier it son : it son : it son : it son : pl: : pl: : : : : : : : : : : : : : :	vr other i: Soumar (kill Ihis Go bli comm aking th r say afti r say afti r say afti r say afti r say dei bio ay dei bio ay dei bio ay dei bio ay dei bio as dei bio as acto bio acto a	The Section of the Section of the Section of the Section of the Section of the Section of the Section RECEIPT Section FF EPJ and		contand fig: t Offer t deemail rey of deemail deemail deemail deemail deemail deemail deemail deemail deemail deemail deemail fils fils fils fils fils fils fils fi
	З. 4.	ACCE		CEPT O a JAN + * profile defines tracked tr	THER THER Super- Su	OFFERS states ande of t states ande of t states states controls states controls states controls	t Solor inunieun ance an his Gou a Cun a U mad te TSR Off ounter is s, Buya a Tuis a Tuis	A CONTRACTOR	the ng most the ng most the forms signification forms to an mist country forms to an most signification for a form form of the form of the	A la sa to la sa to facto a	HINUP 10 School 1 School 1 School 1 School 2 School	etter (1:8 P Borgras) I this Court Sollier Sollier Sollier State Offor(s) k Sollier So		28' : er : * * (: orier it son : it son : it son : it son : pl: : pl: : : : : : : : : : : : : : :	vr other i: Soumar (kill Ihis Go bli comm aking th r say afti r say afti r say afti r say afti r say dei bio ay dei bio ay dei bio ay dei bio ay dei bio as dei bio as acto bio acto a	The sector of the sector of the sector of the sector of the sector of the sector of the sector of the sector of the sector of the sector of the sector of the sector of the sector of th		eptano offer e offer e offer to deemail deemai
	З. 4.	ACCE		CEPT O a JAN + * profile defines tracked tr	THER THER Super- Su	OFFERS states ande of t states ande of t states states controls states controls states controls	t Solor inunieun ance an his Gou a Cun a U mad te TSR Off ounter is s, Buya a Tuis a Tuis	Topological and a second and a second a	as the ng as the ng as a signification ter is as a ter is as a ter is as a ter is as a ter is a ter is a signification as a signification ter is a signification te	HI LO SAT IC. AS JOINT INTER CALL INTER	HIMUR 10 ACTION 10 A	etter II:4 P Borgradi I this Court or Suilty or Suilty the Court of Suilty of Suilty or Uthr by of Suilty NAS ABON SHAM ETTO TH	right in the first offer, so the pre- time offer, so the pre- time thick of the pre- time thick of the pre- time thick of the pre- son the pre- time the pre- son the pre- son the pre- time the pre- son the pre- son the pre- son the pre- time the pre- son the pre- t	28' : 51' = + (ignor is son: 1 (son m pli) = 10 pli) = 10 pl	tr athar i: Soumar (ku ihis Do a la comm aking ihi r ay alls o Gounter re ource(au Dinding do ay dei Labaes Labaes	The section of the section of the number of the section of the sec		AHUPH
	З. 4.		TTC- AC	CEPT O a profession of profession contractor contr	THER : THER : Duper Duper Cores The prove Cores The prove Cores Core		I Soler Inunicen Inter 20 Inter 20 Inte	A Contraction of the contraction	the ng south of the south of		HIMUR 10 ACTION 10 A	etter II:8 P Borgessi I this Court of Solitin of Solitin State Oner(s) R of Solitin Sins Ason Sins Ason Si	Instruction of the second seco	28' : er : a : : : : : : : : : : : : : : : : : : :	v other : Soundar (Soundar (The sector of the sector of the sector of the sector of the sector of the sector of the sector of the sector of the sector of the sector of the sector of the sector of the sector of th		AHUPH
	З. 4.			CEPT O a Jny H r prof to tracked stacked tr	THER : THER : Dupen Coupen roy a coors in roy a solution the priority coors in roy a the priority coors in roy a coors in the priority coors in the priority coors in the priority coors in the priority coors in the priority coors in coors	OFFERS Source of the source o	t Seiter inunieum ense en his Gou e Cun e Cun ense burter is s. Buyon e Gourt kul kul	Deven A Contraction The City A Contraction A Co	as the ng receiver to the signification the sign		HIMUR 10 ACTION 10 A	etter II: 2 P BO 39-351 I this Cour Sr Suiltr Sr Suiltr Strat Coxecuted Dror(3) k Sr Offor 5 Sr Offor 5 Strat	Insperity for the first offer, so the whom for the whom for the brice another in a another in y BLyer SI tons for the ve ANC A Data E ATTACT Data Ve ANCA	28' : 11 = + 1:010 = + 1:010 = + 1:010 = + 1:01 = +	Ur other :: Soumar (Soumar (Sou	Time		20200000000000000000000000000000000000
,	З. 4.			CEPT O a Jny H r prof to tracked stacked tr	THER : THER : Dupen Coupen roy a coors in roy a solution the priority coors in roy a the priority coors in roy a coors in the priority coors in the priority coors in the priority coors in the priority coors in the priority coors in coors	OFFERS Source of the source o	t Seiter inunieum ense en his Gou e Cun e Cun ense burter is s. Buyon e Gourt kul kul	Deven A Contraction The City A Contraction A Co	as the ng receiver to the signification the sign		HIMUR 10 ACTION 10 A	etter II:8 P Borgessi I this Court of Solitin of Solitin State Oner(s) R of Solitin Sins Ason Sins Ason Si	Insperity for the first offer, so the whom for the whom for the brice another in a another in y BLyer SI tons for the ve ANC A Data E ATTACT Data Ve ANCA	28' : 11 = + 1:010 = + 1:010 = + 1:010 = + 1:01 = +	Ur other :: Soumar (Soumar (Sou	Time	er's ac in a frace inter Counter Signal Signal OF A Signal OF A Signal Signal Signal Signal OF A Signal Si	20200000000000000000000000000000000000
	З. 4.			CEPT O a Jny H r prof to tracked stacked tr	THER : THER : Dupen Coupen roy a coors in roy a solution the priority coors in roy a the priority coors in roy a coors in the priority coors in the priority coors in the priority coors in the priority coors in the priority coors in coors	OFFERS Source of the source o	t Seiter inunieum ense en his Gou e Cun e Cun ense burter is s. Buyon e Gourt kul kul	Deven A Contraction The City A Contraction A Co	as the ng receiver to the signification the sign		HIMUR 10 ACTION 10 A	etter II: 2 P BO 39-351 I this Cour Sr Suiltr Sr Suiltr Strat Coxecuted Dror(3) k Sr Offor 5 Sr Offor 5 Strat	ISDA IV SU A 2 II IN SA INDI OFFICE INDI OFFICE INDI OFFICE INDI OFFICE ANDI ANDI SALANC A SALANC A SA	28' : 11 = + 1:010 = + 1:010 = + 1:010 = + 1:01 = +	Ur other :: Soumar (Soumar (Sou	Ti Sastun OT er Selv Nu for Offen Ity Count of fire sh of fire sh		epitano epitano ofisi te demoti demoti demoti side is side isi
	j. 4. 6.		TC-AC	CEPT O a Jny H r profile Unlass tracko tr	THER : THER : Dupen Coupers access any is coupers is	OFFERS S STEPS S STEPS A STEPS S ST	t Seiter inunieum entre en his Gou entre en tradite tradi tradite tradite tradite tradite tradite trad	Deven A construction and construction and construction and construction and s and s an	as the ng second the local second local s	Hi to sai te na data hi to fatta hi to fat	HIMUR 10 ACTIDED IN DELACE C DELACE C DELA	etter II:8 P BD 33-351 I this Cour or Suilty or Suilty or Suilty this Cour or Suilty or Sui	Insperity for the first offer, so the whom its the whom its the whom its the pro- another is another is an		Cr athar II Soumar (Soumar (Sou	Time Time Time Time Time Time Time Time		epiano epiano ofisi is demoi demoi demoi is is is is is is is is is is is is is
	j. 4. 6.		TC-AC	CEPT O a Jny H r profile Unlass tracko tr	THER : THER : Dupen Coupers access any is coupers is	OFFERS S STEPS S STEPS A STEPS S ST	t Seiter inunieum entre en his Gou entre en tradite tradi tradite tradite tradite tradite tradite trad	Deven A construction and construction and construction and construction and s and s an	as the ng second the lense that lense the lense the	Hi to sai te na data hi to fatta hi to fat	HIMUR 10 ACTIDED IN DELACE C DELACE C DELA	etter II:8 P BD 33-351 I this Cour or Suilty or Suilty or Suilty this Cour or Suilty or Sui	Insperity for the first offer, so the whom its the whom its the whom its the pro- another is another is an		Cr athar II Soumar (Soumar (Sou	Time Time Time Time Time Time Time Time		epiano epiano ofisi is demoi demoi demoi is is is is is is is is is is is is is
	j. 4. 6.		TC-AC	CEPT O a JAN	THER : THER : Diayers Diayers roy a second roy a second invod or invod or in	SPEERS SUBJECT SUBJ	C Seiler Punise Size 20 C Sun C S	A Contraction of the second se	A STE AL STE AL STE AND STE AND STATES TO STATES TO STATES STAT	Hi la sai le na dan ha ana dan ha ana ha an ha an ha an ha an ha an ha an ha ha an ha an ha an ha ha an ha an ha ha an ha ha an ha an ha ha an ha an ha ha an ha an ha ha an ha ha an ha an ha an ha an ha an ha an ha ha ha an ha a	Image: State of the second	etter (1:4 P Dogody as 1 1 this Court or Solity or Solity or Solity or Solity or Offor Sy or Offor Sy	Insperity for insperity for inspection of the inspection of the in	28' 11' 1 1' 1' 1' 1' 1' 1' 1' 1' 1' 1' 1' 1' 1'	to other it Soumar (Soumar (Sou	Time Time Time Time Time Time Time Time Time Time		epiana epiana (Fisher))))))))))))))))))))))))))))))))))))
	j. 4. 6.		TC-AC	CEPT O a JAN	THER : THER : Diayers Diayers roy a second roy a second invod or invod or in	SPEERS SUBJECT SUBJ	C Seiler Punise Size 20 C Sun C S	A Contraction of the second se	A STE AL STE AL STE AND STE AND STATES TO STATES TO STATES STAT	Hi la sai le na dan ha ana dan ha ana ha an ha an ha an ha an ha an ha an ha ha an ha an ha an ha ha an ha an ha ha an ha ha an ha an ha ha an ha an ha ha an ha an ha ha an ha ha an ha an ha an ha an ha an ha an ha ha ha an ha a	Image: State of the second	etter (1:4 P Dogody as 1 1 this Court or Solity or Solity or Solity or Solity or Offor Sy or Offor Sy	Insperity for insperity for inspection of the inspection of the in	28' 11' 1 1' 1' 1' 1' 1' 1' 1' 1' 1' 1' 1' 1' 1'	to other it Soumar (Soumar (Sou	Time Time Time Time Time Time Time Time Time Time		epiana epiana (Fisher))))))))))))))))))))))))))))))))))))
	j. 4. 6.		TC-AC	CEPT O a JAN	THER : THER : Diayers Diayers roy a second roy a second invod or invod or in	SPEERS SUBJECT SUBJ	C Seiler Punise Size 20 C Sun C S	A Contraction of the contraction	A STE AL STE AL STE AND STE AND STATES TO STATES TO STATES STAT	Hi la sai le na dan ha ana dan ha ana ha an ha an ha an ha an ha an ha an ha ha an ha an ha an ha ha an ha an ha ha an ha ha an ha an ha ha an ha an ha ha an ha an ha ha an ha ha an ha an ha an ha an ha an ha an ha ha ha an ha a	Image: State of the second	etter (1:4 P Dogody as 1 1 this Court or Solity or Solity or Solity or Solity or Offor Sy or Offor Sy	Insperity for insperity for inspection of the inspection of the in	28' 11' 1 1' 1' 1' 1' 1' 1' 1' 1' 1' 1' 1' 1' 1'	to other it Soumar (Soumar (Sou	Time Time Time Time Time Time Time Time Time Time		epiana epiana (Fisher))))))))))))))))))))))))))))))))))))
				CEPT O a Any P A profile Contractor Co	THER : THER : Superior : Su			A DUVEN A DUVE	A Die Celler I Constant of the constant of th		HIMUR 10 Annual 10 A	etter (1:4 P DO 20-33 1 this Court or Sullar or Sullar or Sullar the Court of Sullar of Sul	Insperity for Insperity for Inspective	28' : 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	LE CONTRA CO LE CONTRA CO LE CONTRA CO LE CONTRA CO LE CONTRA CO COUNTRA CO COUNTRA CO LE DOCES LE DOCES LE DOCES LE DOCES LE CONTRA CO LE CONTRA CONTRA CO LE CONTRA CONTRA CO LE CONTRA CONTR	Time Time Time Time Time Time Time Time Time Time Time Time Time		epitane epitane (Fishing E (Fishing E
				CEPT O a any " r prof to to prof to to prof to to prof to prof to construct to	THER : THER : Diayer Diayer Constant Constant The Pice Constant Cons	OFPERSON SUCCESSION SU		Auver, Marine Office Auver, Marine Office	ALCOUPT SUPER SUPE		HIMUR 10 ACTION 10 A	Conter (1) & P Dog 331 I this Court or Suilth or Suilth for Court or Suilth for Court or	Insperity for Insperity for Inspective	28' : 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	LE CONTRA CO LE CONTRA CO LE CONTRA CO LE CONTRA CO LE CONTRA CO COUNTRA CO COUNTRA CO LE DOCES LE DOCES LE DOCES LE DOCES LE CONTRA CO LE CONTRA CONTRA CO LE CONTRA CONTRA CO LE CONTRA CONTR	Time Time Time Time Time Time Time Time Time Time Time Time Time		epitane epitane (Fishing E (Fishing E
Ē				CEPT O a Any P A prof to the prof to the prof to the prof the comparison the depose the depose	THER : THER : Superior States				ALCOUPT SUPER SUPE		HIMUR 10 Anihout 10 Anihout 10 Dianete d Dianete d	etter (1:4 P DO 20-351 1' this Court or Sulling envel. IS Phi and Coxeculate Dror(s) k or Offor Sy or Offor Sy o	Inspanty for Inspanty for In	28' : 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	LE CONTRA CO LE CONTRA CO LE CONTRA CO LE CONTRA CO LE CONTRA CO COUNTRA CO COUNTRA CO LE DOCES LE DOCES LE DOCES LE DOCES LE CONTRA CO LE CONTRA CONTRA CO LE CONTRA CONTRA CO LE CONTRA CONTR	Time Time Time Time Time Time Time Time Time Time Time Time Time		epitane epitane (Fishing E (Fishing E
				CEPT O a Any P A profile Contractor Co	THER : THER : Diayer Diayer Constants The prior Constants The prior Constants Constants The prior Constants C				ABOURT SUPERIOR		HIMUR 10 Anihout 10 Anihout 10 Dianete d Dianete d	Conter (1) & P Dog 331 I this Court or Suilth or Suilth for Court or Suilth for Court or	Inspanty for Inspanty for In	28' : 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	LE CONTRA CO LE CONTRA CO LE CONTRA CO LE CONTRA CO LE CONTRA CO COUNTRA CO COUNTRA CO LE DOCES LE DOCES LE DOCES LE DOCES LE CONTRA CO LE CONTRA CONTRA CO LE CONTRA CONTRA CO LE CONTRA CONTR	Time Time Time Time Time Time Time Time Time Time Time Time Time		epitane epitane (Fishing E (Fishing E

.

Richard Forg 11900 South St. #119 Certitos, Ca. 90703





Mr. Milce Laham 164 Streamwood Irvine Ca. 92620

92620+1965

E AND AUTHORITY: Seller warrants that: (i) Seller is the owner of the Property; (ii) no other persons or entities me Property; and (iii) Seller has the authority to both execute this agreement and sell the Property. Exceptions to p, title and authority are as follows:

TIPLE LISTING SERVICE: Information about this listing will (or - will not) be provided to the MLS of Broker's selection. All erms of the transaction, including financing, if applicable, will be provided to the selected MLS for publication, dissemination and use by persons and entities on terms approved by the MLS. Seller authorizes Broker to comply with all applicable MLS rules. MLS rules allow MLS data to be made available by the MLS to additional Internet sites unless Broker gives the MLS instructions to the contrary.

- 7. SELLER REPRESENTATIONS: Seller represents that, unless otherwise specified in writing, Seller is unaware of: (i) any Notice of Default recorded against the Property; (ii) any delinquent amounts due under any loan secured by, or other obligation affecting, the Property; (iii) any bankruptcy, insolvency or similar proceeding affecting the Property; (iv) any litigation, arbitration, administrative action, government investigation, or other pending or threatened action that affects or may affect the Property or Seller's ability to transfer it; and (v) any current, pending or proposed special assessments affecting the Property. Seller shall promptly notify Broker in writing if Seller becomes aware of any of these items during the Listing Period or any extension thereof.
- 8. BROKEP'S AND SELLER'S DUTIES Broker agrees to exercise reasonable effort and due diligence to achieve the purposes of this agreement. Unless Seller gives Broker written instructions to the contrary, Broker is authorized to order reports and disclosures, as appropriate or necessary, and advertise and market the Property in any method and any medium, including the Internet, selected by Broker, and, to the extent permitted by these media, including MLS, control the dissemination of the information submitted to any medium. Seller agrees to consider offers presented by Broker, and to act in good faith to accomplish the sale of the Property by, among others things, making the Property available for showing at reasonable times and reterring to Broker all inquiries of any party interested in the Property. Seller is responsible for determining at what price to list and sell the Property. Seller further agrees to indemnify, defend and hold Broker harmless from all claims, disputes, litigation, judgments and attorney fees arising from any incorrect Information supplied by Seller, or from any material facts that Seller knows but fails to disclose.

b.) DEPOSIT: Broker is authorized to accept and hold on Seller's behalf any deposits to be applied toward the purchase price.

10. AGENCY RELATIONSHIPS:

- A. Disclosure: If the Property includes residential property with one-to-four dwelling units, Seller shall receive a "Disclosure" Regarding Agency Relationships" form prior to entering into this agreement.
- B. Seller Representation: Broker shall represent Seller in any resulting transaction, except as specified in paragraph 4F.
- C. Possible Dual Agency With Buyer: Depending upon the circumstances, it may be necessary or appropriate for Broker to act as an agent for both Seller and buyer, exchange party, or one or more additional parties ("Buyer"). Broker shall, as soon as practicable, disclose to Seller any election to act as a dual agent representing both Seller and Buyer. If a Buyer is procured directly by Broker or an associate licensee in Broker's firm, Seller hereby consents to Broker acting as a dual agent for Seller and such Buyer. In the event of an exchange, Seller hereby consents to Broker collecting compensation from additional parties for services rendered, provided there is disclosure to all parties of such agency and compensation. Seller understands and agrees that: (i) Broker, without the prior written consent of Seller, will not disclose to Buyer that Seller is willing to sell the Property at a price less than the listing price; (ii) Broker, without the prior written consent of for written consent of Buyer, will not disclose to Seller is obligated to disclose known facts materially affecting the value or desirability of the Property to both parties.
- D. Other Sellers: Seller understands that Broker may have or obtain listings on other properties, and that potential buyers may consider, make offers on, or purchase through Broker, property the same as or similar to Seller's Property. Seller consents to Broker's representation of sellers and buyers of other properties before, during, and after the end of this agreement.
- E. Confirmation: If the Property includes residential property with one-to-four dwelling units, Broker shall confirm the agency relationship described above, or as modified, in writing, prior to or concurrent with Seller's execution of a purchase agreement.
 11. SECURITY AND INSURANCE: Broker is not responsible for loss of or damage to personal or real property or person, whether attributable to use of a keysáte/lockbox, a showing of the Property, or otherwise. Third parties, including but not limited to, appraisers, inspectors, brokers and prospective buyers, may have access to, and take videos and photographs of, the interior of the Property. Seller agrees: (i) to take reasonable precautions to safeguard and protect valuables that might be accessible during showings of the Property; and (ii) to obtain insurance to protect against these risks. Broker does not maintain insurance to protect Seller.
- 12. KEYSAFE/LOCKBOX: A keysafe/lockbox is designed to hold a key to the Property to permit access to the Property by Broker, cooperating brokers, MLS participants, their authorized licensees and representatives, authorized inspectors, and accompanied prospective buyers. Broker, cooperating brokers, MLS and Associations/Boards of REALTORS® are not insurers against injury, theft, loss, vandalism, or damage attributed to the use of a keysafe/lockbox. Seller does (or if checked lockbox, not) authorize Broker to install a keysafe/lockbox. If Seller does not occupy the Property, Seller shall be responsible for obtaining occupant(s)' written permission for use of a keysafe/lockbox.

13 SIGN: Seller does (or if checked 🗌 does not) authorize Broker to install a FOR SALE/SOLD sign on the Property.

- EQUAL HOUSING OPPORTUNITY: The Property is offered in compliance with federal, state, and local anti-discrimination laws.
 ATTORNEY FEES: In any action, proceeding, or arbitration between Seller and Broker regarding the obligation to pay compensation under this agreement, the prevailing Seller or Broker shall be entitled to reasonable attorney fees and costs, except as provided in paragraph 19A.
- 16. ADDITIONAL TERMS:

.....

- 17. MANAGEMENT APPROVAL: If an associate licensee in Broker's office (salesperson or broker-associate) enters into this agreement on Broker's behalf, and Broker or Manager does not approve of its terms, Broker or Manager has the right to cancel this agreement, in writing, within 5 days after its execution.
- 18. SUCCESSORS AND ASSIGNS: This agreement shall be binding upon Seller and Seller's successors and assigns.

The copyright laws of the United States (Title 17 U.S. Code) forbid the unauthorized reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. Copyright © 1991-2001, CALIFORNIA ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED.

Seller acknowledges recrime of a	-nonu of this mage.	
Seller's Initials ()	E
Reviewed by		EQUAL H
Broker or Designee	Date	

Ι Δ.11	REVISED	10/01	PAGE	2 OF 31
	nevised		FAGE	2 05 31



	wygozi	Date: $\underline{-2200}$
TION:		
رم: Seller and Broker agree to mediate transaction, before resorting to arbitration	e any dispute or claim arising between t	hem out of this agreement, or any
plies whether or not the arbitration provision is	initialed. Mediation fees if any shall be	divided equally among the parties
involved. If, for any dispute or claim to which this p	paragraph applies, any party commences	an action without first attempting to
resolve the matter through mediation, or refuses to		
to recover attorney tees, even if they would ot PROVISION APPLIES WHETHER OR NOT THE	herwise be available to that party in a	ny such action. THIS MEDIATION
B. ARBITRATION OF DISPUTES: (1) Seller and B		
them regarding the obligation to pay compension		
be decided by neutral, binding arbitration, inc		
retired judge or justice, or an attorney with a		
parties mutually agree to a different arbitrato Law. In all other respects, the arbitration shall		
of Civil Procedure. Judgment upon the award		
 parties shall have the right to discovery in according to the state of the state of	cordance with Code of Civil Procedure	§1283.05.
(2) EXCLUSIONS FROM MEDIATION AND A		
arbitration hereunder: (i) a judicial or non-judicial or non-judicial or non-judicial or ci	foreclosure or other action or proceeding	to enforce a deed of trust, mortgage,
of a mechanic's lien; (iv) any matter that is withi	n the jurisdiction of a probate ismall claim	ms or bankruptcy court: and (y) an
action for bodily injury or wrongful death, or for ar		
The filing of a court action to enable the recording	of a notice of pending action, for order of	attachment, receivership, injunction,
or other provisional remedies, shall not constitute	a violation of the mediation and arbitration	on provisions.
"NOTICE: BY INITIALING IN THE ARISING OUT OF THE MATTERS INCLUE		
BY NEUTRAL ARBITRATION AS PROVID		
YOU MIGHT POSSESS TO HAVE THE DIS	PUTE LITIGATED IN A COURT OR	JURY TRIAL. BY INITIALING IN
THE SPACE BELOW YOU ARE GIVING		
UNLESS THOSE RIGHTS ARE SPECI PROVISION. IF YOU REFUSE TO SUBMIT		
MAY BE COMPELLED TO ARBITRATE U		
PROCEDURE. YOUR AGREEMENT TO TH		
"WE HAVE READ AND UNDERSTAND	THE FOREGOING AND AGREE TO	D SUBMIT DISPUTES ARISING
OUT OF THE MATTERS INCLUDED IN ARBITRATION."	THE 'ARBITRATION OF DISPUTE	S' PROVISION TO NEUTRAL
	Seller's Initials	Broker's Initials
20. ENTIRE CONTRACT: All prior discussions, negotiation	ons, and agreements between the parties	concerning the subject matter of this
agreement are superseded by this agreement, which	h constitutes the entire contract and a co	mplete and exclusive expression of
Agreement are superseded by this agreement, which their agreement, and may not be contradicted by evolution	n constitutes the entire contract and a contract and a content of any prior agreement or content or	mplete and exclusive expression of mporaneous oral agreement. If any
Agreement are superseded by this agreement, which their agreement, and may not be contradicted by ev provision of this agreement is held to be ineffective	n constitutes the entire contract and a contract and a contract of any prior agreement or content or content or invalid, the remaining provisions will	omplete and exclusive expression of mporaneous oral agreement. If any nevertheless be given full force and
Agreement are superseded by this agreement, which their agreement, and may not be contradicted by evolution	n constitutes the entire contract and a contract and a contract of any prior agreement or content or content or invalid, the remaining provisions will	omplete and exclusive expression of mporaneous oral agreement. If any nevertheless be given full force and
Agreement are superseded by this agreement, which their agreement, and may not be contradicted by ex provision of this agreement is held to be ineffective effect. This agreement and any supplement, addendu counterparts.	f constitutes the entire contract and a conditional contract of any prior agreement or content or invalid, the remaining provisions will um, or modification, including any photoco	omplete and exclusive expression of mporaneous oral agreement. If any nevertheless be given full force and opy or facsimile, may be executed in
Agreement are superseded by this agreement, which their agreement, and may not be contradicted by ev provision of this agreement is held to be ineffective effect. This agreement and any supplement, addendu	f constitutes the entire contract and a conditional contract of any prior agreement or content or invalid, the remaining provisions will um, or modification, including any photoco	omplete and exclusive expression of mporaneous oral agreement. If any nevertheless be given full force and opy or facsimile, may be executed in
Agreement are superseded by this agreement, which their agreement, and may not be contradicted by ev provision of this agreement is held to be ineffective effect. This agreement and any supplement, addendu counterparts. By signing below, Seller acknowledges that Seller has	n constitutes the entire contract and a contribute of any prior agreement of content or invalid, the remaining provisions will um, or modification, including any photoco s read, understands, accepts and has r	perplete and exclusive expression of imporaneous oral agreement. If any nevertheless be given full force and opy or facsimile, may be executed in received a copy of this agreement.
 Agreement are superseded by this agreement, which their agreement, and may not be contradicted by exprovision of this agreement is held to be ineffective effect. This agreement and any supplement, addendu counterparts. By signing below, Seller acknowledges that Seller has Seller	n constitutes the entire contract and a contribute of any prior agreement of content or invalid, the remaining provisions will um, or modification, including any photoco s read, understands, accepts and has r	perplete and exclusive expression of imporaneous oral agreement. If any nevertheless be given full force and opy or facsimile, may be executed in eceived a copy of this agreement.
Agreement are superseded by this agreement, which their agreement, and may not be contradicted by exprovision of this agreement is held to be ineffective effect. This agreement and any supplement, addendu counterparts. By signing below, Seller acknowledges that Seller has Seller MICHAEL S. LAHAM Address 164	constitutes the entire contract and a contribute of any prior agreement of contents or invalid, the remaining provisions will aum, or modification, including any photocontents and has read, understands, accepts and has read. City	pmplete and exclusive expression of mporaneous oral agreement. If any nevertheless be given full force and opy or facsimile, may be executed in received a copy of this agreement. Date 29 APRIL 2002 State A Zip 22620
Agreement are superseded by this agreement, which their agreement, and may not be contradicted by exprovision of this agreement is held to be ineffective effect. This agreement and any supplement, addendu counterparts. By signing below, Seller acknowledges that Seller has Seller MICHAEL S. LAHAM Address 164	constitutes the entire contract and a contribute of any prior agreement of contents or invalid, the remaining provisions will aum, or modification, including any photocontents and has read, understands, accepts and has read. City	perplete and exclusive expression of imporaneous oral agreement. If any nevertheless be given full force and opy or facsimile, may be executed in eceived a copy of this agreement.
Agreement are superseded by this agreement, which their agreement, and may not be contradicted by exprovision of this agreement is held to be ineffective effect. This agreement and any supplement, addendu counterparts. By signing below, Seller acknowledges that Seller has Seller Seller MICHAEL S. LAHAM Address 164 STREAM WOOD Telephone Fax	constitutes the entire contract and a contract of any prior agreement or content or invalid, the remaining provisions will um, or modification, including any photocomes read, understands, accepts and has read, understands, accepts and has read.	pomplete and exclusive expression of mporaneous oral agreement. If any nevertheless be given full force and opy or facsimile, may be executed in received a copy of this agreement. Date 29 APRIL 2002
Agreement are superseded by this agreement, which Their agreement, and may not be contradicted by exprovision of this agreement is held to be ineffective effect. This agreement and any supplement, addendu counterparts. By signing below, Seller acknowledges that Seller has Seller <u>MICHAEL</u> S. LAHAM Address <u>164</u> STREAM WOCD Telephone Fax Seller <u>ELAWA LAHAM</u>	CityKV/NEE-mail	perplete and exclusive expression of mporaneous oral agreement. If any nevertheless be given full force and opy or facsimile, may be executed in received a copy of this agreement. Date 29 APRIL 2082 Date 29 APRIL 2082 Date 29 APRIL 2082 Date 29 APRIL 2082
Agreement are superseded by this agreement, which their agreement, and may not be contradicted by exprovision of this agreement is held to be ineffective effect. This agreement and any supplement, addendu counterparts. By signing below, Seller acknowledges that Seller has Seller Seller MICHAEL S. LAHAM Address 164 STREAM WOOD Telephone Fax	CityKV/NEE-mail	perplete and exclusive expression of mporaneous oral agreement. If any nevertheless be given full force and opy or facsimile, may be executed in received a copy of this agreement. Date 29 APRIL 2082 Date 29 APRIL 2082 Date 29 APRIL 2082 Date 29 APRIL 2082
Agreement are superseded by this agreement, which their agreement, and may not be contradicted by exprovision of this agreement is held to be ineffective effect. This agreement and any supplement, addendu counterparts. By signing below, Seller acknowledges that Seller has Seller <u>MICHAEL</u> S. LAHAM Address <u>164</u> STREAMWOCD Telephone Seller <u>FLAWA LAHAM</u> Address <u>164</u> STREAMWOOD	CityE-mail	pomplete and exclusive expression of mporaneous oral agreement. If any nevertheless be given full force and opy or facsimile, may be executed in received a copy of this agreement. Date 23 APRIL 2002 State CA Date 29 APRIL 2002 Date 29 APRIL 2002 State CA State CA Zip 22620
Agreement are superseded by this agreement, which their agreement, and may not be contradicted by exprovision of this agreement is held to be ineffective effect. This agreement and any supplement, addendu counterparts. By signing below, Seller acknowledges that Seller has Seller	CityE-mail	perplete and exclusive expression of mporaneous oral agreement. If any nevertheless be given full force and opy or facsimile, may be executed in received a copy of this agreement. Date 29 APRIL 2082 Date 29 APRIL 2082 Date 29 APRIL 2082 Date 29 APRIL 2082
Agreement are superseded by this agreement, which their agreement, and may not be contradicted by exprovision of this agreement is held to be ineffective effect. This agreement and any supplement, addendu counterparts. By signing below, Seller acknowledges that Seller has Seller <u>MICHAEL</u> S. LAHAM Address <u>164</u> STREAMWOCD Telephone <u>Fax</u> Seller <u>ELAWA LAHAM</u> Address <u>164</u> STREAMWOOD Telephone Fax	CityE-mail	pomplete and exclusive expression of mporaneous oral agreement. If any nevertheless be given full force and opy or facsimile, may be executed in received a copy of this agreement. Date 23 APRIL 2002 State CA Date 29 APRIL 2002 Date 29 APRIL 2002 State CA State CA Zip 22620
Agreement are superseded by this agreement, which their agreement, and may not be contradicted by exprovision of this agreement is held to be ineffective effect. This agreement and any supplement, addendu counterparts. By signing below, Seller acknowledges that Seller has Seller	CityE-mail	pomplete and exclusive expression of mporaneous oral agreement. If any nevertheless be given full force and opy or facsimile, may be executed in received a copy of this agreement. Date 23 APRIL 2002 State CA Zip 92620 Date 29 APRIL 2002 State CA Zip 92620 State CA Zip 92620
Agreement are superseded by this agreement, which their agreement, and may not be contradicted by exprovision of this agreement is held to be ineffective effect. This agreement and any supplement, addendu counterparts. By signing below, Seller acknowledges that Seller has Seller	City E-mail E-mail	pomplete and exclusive expression of mporaneous oral agreement. If any nevertheless be given full force and opy or facsimile, may be executed in received a copy of this agreement.
Agreement are superseded by this agreement, which Their agreement, and may not be contradicted by exprovision of this agreement is held to be ineffective effect. This agreement and any supplement, addendu counterparts. By signing below, Seller acknowledges that Seller has Seller <u>MICHAEL</u> S. LAHAM Address <u>164</u> STREAMWOCD Telephone Seller <u>FLAWA LAHAM</u> Address <u>164</u> STREAMWOOD Telephone Fax Seller Streamwood Fax Seller Streamwood Fax Seller Streamwood Fax Seller Streamwood Telephone Fax Seller Streamwood Telephone Fax Seller Streamwood Telephone Seller Streamwood	CityE-mailE-mail	pomplete and exclusive expression of mporaneous oral agreement. If any nevertheless be given full force and opy or facsimile, may be executed in eceived a copy of this agreement.
Agreement are superseded by this agreement, which their agreement, and may not be contradicted by exprovision of this agreement is held to be ineffective effect. This agreement and any supplement, addendu counterparts. By signing below, Seller acknowledges that Seller has Seller	CityE-mailE-mail	pomplete and exclusive expression of mporaneous oral agreement. If any nevertheless be given full force and opy or facsimile, may be executed in received a copy of this agreement.
Agreement are superseded by this agreement, which their agreement, and may not be contradicted by exprovision of this agreement is held to be ineffective effect. This agreement and any supplement, addendu counterparts. By signing below, Seller acknowledges that Seller has Seller	City E-mail	perplete and exclusive expression of mporaneous oral agreement. If any nevertheless be given full force and opy or facsimile, may be executed in eceived a copy of this agreement.
Agreement are superseded by this agreement, which their agreement, and may not be contradicted by exprovision of this agreement is held to be ineffective effect. This agreement and any supplement, addendu counterparts. By signing below, Seller acknowledges that Seller has Seller	City E-mail City	pomplete and exclusive expression of mporaneous oral agreement. If any nevertheless be given full force and opy or facsimile, may be executed in received a copy of this agreement.
Agreement are superseded by this agreement, which Their agreement, and may not be contradicted by exprovision of this agreement is held to be ineffective effect. This agreement and any supplement, addendu counterparts. By signing below, Seller acknowledges that Seller has Seller <u>MICHAEL</u> S. LAHAM Address <u>164</u> STREAMWOOD Telephone Fax Seller <u>ELAWA LAHAM</u> Address <u>164</u> STREAMWOOD Telephone Fax Seller <u>ELAWA LAHAM</u> Address <u>164</u> STREAMWOOD Telephone Fax Seller <u>ELAWA LAHAM</u> Address <u>164</u> STREAMWOOD Telephone Fax Telephone Fay Telephone Sout the St Telephone Sout the St Telephone Sout the St Telephone	CityE-mail CityE-mailE-mail CityE-mailE-mail CityE-mailE-mail CityE-mailE-mail CityE-mailE-mail CityE-mail CityE-mail CityE-mail CityE-mail CityE-mail CityE-mail CityE-mail CityE-mail CityE-mail CityE-mail CityE-mail CityE-mail CityE-mail CityE-mail CityE-mail CityE-mail CityE-mail	pomplete and exclusive expression of mporaneous oral agreement. If any nevertheless be given full force and opy or facsimile, may be executed in received a copy of this agreement.
Agreement are superseded by this agreement, which their agreement, and may not be contradicted by exprovision of this agreement is held to be ineffective effect. This agreement and any supplement, addendu counterparts. By signing below, Seller acknowledges that Seller has Seller	City	pomplete and exclusive expression of mporaneous oral agreement. If any nevertheless be given full force and opy or facsimile, may be executed in received a copy of this agreement.
agreement are superseded by this agreement, which their agreement, and may not be contradicted by exprovision of this agreement is held to be ineffective effect. This agreement and any supplement, addends counterparts. By signing below, Seller acknowledges that Seller has Seller	The constitutes the entire contract and a constitutes the entire contract and a constitute of any prior agreement or contents or invalid, the remaining provisions will um, or modification, including any photocols a read, understands, accepts and has read and the stand of t	pomplete and exclusive expression of mporaneous oral agreement. If any nevertheless be given full force and opy or facsimile, may be executed in received a copy of this agreement.
agreement are superseded by this agreement, which their agreement, and may not be contradicted by en provision of this agreement is held to be ineffective effect. This agreement and any supplement, addendu counterparts. By signing below, Seller acknowledges that Seller has Seller	City	Implete and exclusive expression of mporaneous oral agreement. If any nevertheless be given full force and opy or facsimile, may be executed in received a copy of this agreement.
agreement are superseded by this agreement, which their agreement, and may not be contradicted by en provision of this agreement is held to be ineffective effect. This agreement and any supplement, addendu counterparts. By signing below, Seller acknowledges that Seller has Seller	City	Implete and exclusive expression of mporaneous oral agreement. If any nevertheless be given full force and opy or facsimile, may be executed in received a copy of this agreement.
agreement are superseded by this agreement, which their agreement, and may not be contradicted by exprovision of this agreement is held to be ineffective effect. This agreement and any supplement, addendu counterparts. By signing below, Seller acknowledges that Seller has Seller	City	Implete and exclusive expression of mporaneous oral agreement. If any nevertheless be given full force and opy or facsimile, may be executed in received a copy of this agreement.

TERMS AND LEGAL REQUIREMENTS:

intract Terms and Conditions: A buyer may request, as part of the contract for the sale of your Property, that you pay for repairs to the Property and other items. Your decision on whether or not to comply with a buyer's requests may affect your ability to sell your Property at a specified price.

Date:

- B. Withholding Taxes: Under federal and California tax laws, a buyer is required to withhold a portion of the purchase price from your sale proceeds for tax purposes unless you sign an affidavit of non-foreign status and California residency, or some other exemption applies and is documented.
- C. Prohibition Against Discrimination: Discriminatory conduct in the sale of real property against individuals belonging to legally protected classes is a violation of the law.
- D. Government Retrofit Standards: Unless exempt, you must comply with government retrofit standards, including, but not limited to, installing operable smoke detectors, bracing water heaters, and providing the buyer with corresponding written statements of compliance. Some city and county governments may impose additional retrofit standards, including, but not limited to, installing low-flow toilets and showerheads, gas shut-off valves, tempered glass, and barriers around swimming pools and spas. You should consult with the appropriate governmental agencies, inspectors, and other professionals to determine the retrofit standards for your Property, the extent to which your Property complies with such standards, and the costs, if any, of compliance.
- E. Legal, Tax and Other Implications: Selling your Property may have legal, tax, insurance, title or other implications. You should consult an appropriate professional for advice on these matters.

4. MARKETING CONSIDERATIONS:

- A. Pre-Sale Considerations: You should consider doing what you can to prepare your Property for sale, such as correcting any defects or other problems. Many people are not aware of defects in or problems with their own Property. One way to make yourself aware is to obtain professional home inspections prior to sale, both generally, and for wood destroying pests and organisms, such as termites. By doing this, you then have an opportunity to make repairs before your Property is offered for sale, which may enhance its marketability. Keep in mind, however, that any problems revealed by such inspection reports should be disclosed to the buyer (see "Disclosures" in paragraph 2 above). This is true even if the buyer gets his/her own inspections covering the same area. Obtaining inspection reports may also assist you during contract negotiations with the buyer. For example, if a pest control report has both a primary and secondary recommendation for clearance, you may want to specify in the purchase agreement those recommendations, if any, for which you are going to pay.
- **B.** Post-Sale Protections: It is often helpful to provide the buyer with, among other things, a home protection/warranty plan for the Property. These plans will generally cover problems, not deemed to be pre-existing, that occur after your sale is completed. In the event something does go wrong after the sale, and it is covered by the plan, the buyer may be able to resolve the concern by contacting the home protection company.
- C. Safety Precautions: <u>Advertising and marketing your Property for sale</u>, including, but not limited to, holding open houses, placing a keysafe/lockbox, erecting FOR SALE signs, and disseminating photographs, video tapes, and virtual tours of the premises, may jeopardize your personal safety and that of your Property. You are strongly encouraged to maintain insurance, and to take any and all possible precautions and safeguards to protect yourself, other occupants, visitors, your Property, and your belongings, including cash, jewelry, drugs, firearms and other valuables located on the Property against injury, theft, loss, vandalism, damage, and other harm.
- D. Expenses: You are advised that you, not the Broker, are responsible for the fees and costs, if any, to comply with your duties and obligations to the buyer of your Property.
- 5. OTHER ITEMS:___

Seller has	ing below, Seller acknowledges receipt of a copy of this document.
Seller	Date 29 APRIL 2002
Print Name MICHAEL S. LAHAM	
Seller	Date 29 APRIL 2002
Print Name ELANA LAHAM	
Real Estate Broker Prosidential (Part	EstateBy Richard (Fring
Address 11900 South St #119	(Agent) (Agent) G_{++} (Agent) G_{++
ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AI This form is available for use by the entire real estate industry. It is not inte	nded to identify the user as a REALTOR®, REALTOR® is a registered collective membership mark
which may be used only by members of the NATIONAL ASSOCIATION O	REALTORS® who subscribe to its Code of Ethics.
 Published and Distributed by: REAL ESTATE BUSINESS SERVICES, INC. a subsidiary of the CALIFORNIA ASSOCIATION OF REALTORS[®] 525 South Virgil Avenue, Los Angeles, California 90020 	Reviewed by Broker or Designee Date
SA-11 REVISED 10/01 (PAGE 2 of 2)	OPPORTUNITY
SEL	LER'S COPY

Date: **III. AGENT'S INSPECTION DISCLOSURE** (To be completed only if the Seller is represented by an agent in this transaction.) THE UNDERSIGNED, BASED ON THE ABOVE INQUIRY OF THE SELLER(S) AS TO THE CONDITION OF THE PROPERTY AND BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY IN CONJUNCTION WITH THAT INQUIRY, STATES THE FOLLOWING: Agent notes no items for disclosure. Agent notes the following items: Date Agent (Broker Representing Seller) or Broker Signature) IV. AGENT'S INSPECTION DISCLOSURE (To be completed only if the agent who has obtained the offer is other than the agent above.) THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY. STATES THE FOLLOWING: Agent notes no items for disclosure. Agent notes the following items: Π ÷. Date Agent (Broker Obtaining the Offer) (Please Print) (Associate-License or Broker Signature) V. BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER-AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS. COPY OF THIS STATEMENT. 29 APRIL 2002 Buyer Date 29 APRIL 2002 Buyer Date Agent (Broker Representing Seller) B١ (Associate License or Breker Signature) HIMEOWNERS AND ĹĔ MAINTENANCE. Agent (Broker Obtaining the Offer) Date By (Associate-License or Broker Signature) SECTION 1102.3 OF THE CIVIL CODE PROVIDES A BUYER WITH THE RIGHT TO RESCIND A PURCHASE CONTRACT FOR AT LEAST THREE DAYS AFTER THE DELIVERY OF THIS DISCLOSURE IF DELIVERY OCCURS AFTER THE SIGNING OF AN OFFER TO PURCHASE. IF YOU WISH TO RESCIND THE CONTRACT, YOU MUST ACT WITHIN THE PRESCRIBED PERIOD. A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. This form is available for use by the entire real estate industry. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics. Published and Distributed by: Reviewed by REAL ESTATE BUSINESS SERVICES, INC. a subsidiary of the CALIFORNIA ASSOCIATION OF REALTORS® Broker or Designee Date 525 South Virgil Avenue, Los Angeles, California 90020 TDS-11 REVISED 10/01 (PAGE 3 OF 3)

SELLER'S COPY

REAL ESTATE TRANSFER DISCLOSURE STATEMENT (TDS-11 PAGE 3 OF 3)

Page 9 of 16

Date:

2. LISTING AGENT'S ACKNOWLEDGMENT

Agent has informed Seller or Landlord of Seller's or Landlord's obligations under §42 U.S.C. 4852d and is aware of Agent's responsibility to ensure compliance.

treaw wood

I have reviewed the information above and certify, to the best of my knowledge, that the information provided is true and correct.

Βv Please/Print or Broker Signature Agent (Broker representing Seller

3. BUYER'S OR TENANT'S ACKNOWLEDGMENT

I (we) have received copies of all information listed, if any, in 1 above and the pamphlet "*Protect Your Family From Lead In Your Home*" or an equivalent pamphlet approved for use in the State such as "*The Homeowner's Guide to Environmental Hazards and Earthquake Safety.*" If delivery of any of the disclosures or pamphlet referenced in paragraph 1 above occurs after Acceptance of an offer to purchase, Buyer has a right to cancel pursuant to the purchase contract. If you wish to cancel, you must act within the prescribed period.

<u>For Sales Transactions Only</u>: Buyer acknowledges the right for 10 days, unless otherwise agreed in the real estate purchase contract, to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; OR, (if checked) Buyer waives the right to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

I (we) have reviewed the information above and certify, to the best of my (our) knowledge, that the information provided is true and correct.

Buyer or Tenant

Date

Buyer or Tenant

Date

4. COOPERATING AGENT'S ACKNOWLEDGMENT

Agent has informed Seller or Landlord, through the Listing Agent if the property is listed, of Seller's or Landlord's obligations under §42 USC 4852d and is aware of Agent's responsibility to ensure compliance.

I have reviewed the information above and certify, to the best of my knowledge, that the information provided is true and correct.

	Bv				
Agent (Broker obtaining the Offer)	Associate-Licensee or Broker Signature				
This form is available for use by the entire real estate industry. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.	REVISED 4/99 는 여관전 한 42 월 ⁴	OFFICE USE ONLY Reviewed by Broker or Designee Date	EQUAL HOUSING OPPORTUNITY		
S	SELLER'S COPY				
LEAD-BASED PAINT AND LEAD-BASED	PAINT HAZARDS DISCLOSUR	E (FLD-11 PAGE 2 OF 2) Page	e 11 of 16		

Richard Feng Presidential Real Estate 11900 South Street #119 Cerritos, CA 90703

July 9, 2002

Michael and Elana Laham 164 Streamwood Irvine, CA 92620-1965

Dear Mike and Elana:

On 6/20/02, both of you have signed a Residential Purchase Agreement and Counter Offer to sell your condo located at 164 Strearnwood in Irvine to buyers Arnop A and Chutima T for \$178,000 with a 30 day escrow period. As your authorized agent as specified in paragraph 3 of the Counter Offer, I have initialed on paragraph 8 of the Counter Offer and acknowledged receipt of a signed copy from the buyer at 4:45 PM on 6/21/02. The contract is valid because it is finalized before the 5 PM deadline of 6/21/02. Escrow is opened at Central Escrow on 6/21/02. Your request to cancel escrow based on your claim that Paragraph 8 not being signed is not true and thus has been denied. I have sent you a copy of the signed counter offer on 6/22/02.

You are in escrow now and you need to honor this binding contract by making every good faith effort to ensure prompt closing of escrow. Since you have changed the condo door lock and prevent access to the said property, the buyers' agent is not able to have the property appraised and physical inspection done as specified in the purchase agreement. I, as your agent, have repeatedly left messages on your phone (562-982-6844) to request for the front door key but to no avail. I have left 3 messages on 6/30/02, 2 messages on 7/1/02, 1 message each on 7/2/02 and 7/3/02, 2 messages on 7/5/02, and 1 message on 7/8/02. I have not heard back from you regarding the key at all. To honor your contractual agreement to close escrow promptly, you need to take immediate actions on the following 3 items:

- Provide the key to open the condo door for appraisal and physical inspection.
- 2. Sign and return the escrow instructions to Central Escrow.
- 3. Prepare to close escrow by fulfilling any contractual requests arise in escrow.

The buyers' loan has already been approved with the completed appraisal report as a condition. The buyers are ready to close escrow on or before 7/22/02. Everyday that you delay may result in missing the 7/22/02 escrow closing date.

I, along with my broker Allen Chiang, am willing to meet with you to address any issues you may have. Please contact me right away to set up a meeting. Finally, I really like to help you close this escrow promptly and fulfill your initial request to me to have your condo sold. Please respond to this letter by 7/10/02.

Sincerely,

Richard Fend

C.C. Rita Chen Gutral Escrow

JUL 9 '02 19:13

PAGE.002