

Michael and Elana Laham
22426 Porreras
Mission Viejo, CA 92692
FAX 562-982-5711

September 3, 2002

Mr. Robert Koretoff
16320 Downey Avenue
Paramount, CA 90723
Phone 562-408-3000
FAX 562-220-1048

Dear Mr. Koretoff,

Per my telephone conversation with you on 8/30/02, I am sending you this FAX as a follow up to what we discussed. We informed you that the PCM and the Mallorca Condominium Association will not take care of our ant problem. We also informed you that we cannot use ant spray because we cannot determine from what cracks in the walls the ants are pouring into our kitchen. Your response to the above was that this is not your responsibility and that you refuse to have us hire an exterminator. If we do not receive a response from you via FAX, than the above is correct and true.

Thank you for your input.

Sincerely,

Michael and Elana Laham

10 Sep 02

Dear Michael & Elana:

I returned to the U.S. last night. I now have reviewed your FAX concerning the presence of ants in your condo.

As I stated to you during our telephone conversation during the week of 26 Aug, I can not accept liability for the presence of wild animals in, on or about your leased premises.

I did not tell you that you could not hire an exterminator;

I was trying to make it clear that I would not pay for these costs and services.

I also pointed out that if a swarm of bees, wasps or several coyotes appear near your condo - how can I be held liable for this ?

I do sympathize with your feelings, since I too have ants in my garage, bathroom and kitchen. They are a nuisance and it is a constant battle to deprive them of food items and setting out ant baits.

R J Koretoff

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9/10/02
Yes, this is what we said, you said. Thank you, again, for letting us know your response. The Lahams