

November 10, 2003

Robert J. Koretoff
16320 Downey Avenue
Paramount, CA 90723
FAX: (562) 220-1048

*Phone: 562-408-3000
Home: 562-634-4000*

To Robert J. Koretoff:

Your Check No. 1216 for \$2,674.73 dated 10/23/03 was \$50.00 short of the security deposit you owe us.
Per your OWN LETTER of 5/20/03, you owe us \$2,724.73. Per California Civil Code Section 1950.5(f)
and per Section 4(B) of our Residential Lease agreement, you are not allowed to make any more deductions
to our security deposit refund after three weeks of the end of our lease. Also, the \$50.00 we deducted from
June 2002 rent was per YOUR INSTRUCTIONS to us to purchase a parking decal directly from the
Mallorca Condominium Association, after we ALREADY PAID you \$100.00 in security deposit, when we
signed the lease, for TWO parking decals that we NEVER RECEIVED. See Paragraph 5 of our Residential
Lease agreement. Because our security deposit included \$100 for two decals, it was YOUR
RESPONSIBILITY as a landlord to furnish them. Is this how you make a living - by STEALING your
tenants' security deposits?

In addition to what we already mentioned in our telephone conversation with you on 11/6/03, you cost yourself \$1,300.00 in commission to Steve Ruiz for finding you a new tenant. Instead, you could have fixed your property for a fraction of that cost and had us indefinitely - dream tenants - with excellent credit, quiet, clean, no children, no pets, highly responsible who did you free favors. Aren't you looking dumb!

As of 11/6/03, any communication you give us will NOT be LISTENED TO or READ. The only thing we
will look at is the outstanding AMOUNT of \$50.00 on the check that you still owe us from our security
deposit. If we don't receive it, we will see you AGAIN in court.

/ Michael and Elana Laha
P. O. Box 5248
Orange, CA 92863-5248

Enclosure: Copy of our Check No. 1420 for \$50.00 to the Mallorca Condominium Association.

Michael S. Laham
Elana Laham
164 Streamwood
Irvine, CA 92620

4400
227

90-8489/3222

1420

5/20/02

PAY TO THE
ORDER OF

Mallorca Condo Assoc

\$ 50.00
8x

Fifty Dollars and 00/100's only

CALIFORNIA NATIONAL BANK

NORTH IRVINE OFFICE
4860 IRVINE BOULEVARD
IRVINE, CA 92620-1900

(1) Parking Decal

FOR

Acct # 2270316

Elana Laham

⑆322284892⑆

1420

⑆0069022473⑆

⑆0000005000⑆

Look for Micro Print signs
Safe logo on back. If not present,
do not cash.

06500974
PROCESSED
Walnut, Ca.
06022002

06052402
LAFB RCPC
1220-4416-6

22284892

JUN - 4 02

0106
53033
Professional Community Mgmt
RC Post Only
For The
CA Bank
02
22228003

ENDORSE HERE