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March 17 2009

City of Las Vegas
City Hall, Tenth Floor
400 Stewart Ave.
Las Vegas, NV 89101

Attn: Councilman David W. Steinman, Ward 4

RE: 5041 Cimarron Rd. apn#125-33-705-001

To Councilman Steinman:

Allow me to introduce myself; I am Thomas Blanchard, Broker/Owner of REO Asset Services-1st Realty Group. I am the current Listing Agent for the above referenced property and have been tasked by my client LPS, the Asset Management Company representing Washington Mutual, the current owner of the property via foreclosure.

I have been made aware that the City of Las Vegas was forced to do some abatement on the property after a prolonged period of non-compliance by the previous owner Gary Beseau, as noted in the record by a recorded City Order Notice dated 11/30/2007 and 12/07/2007. A final Lien was recorded on the property 10/02/2008, just 18 or so days after the recorded Trustee Deed on 09/15/2008, transferring the property to Washington Mutual.

My intention in writing this letter is to propose that we can find some amenable solution to the current Lien amount, which carries a significant amount of violation fines. I am in no way suggesting nor would I consider it to be a win-win situation to have all of the fees and fines waived. I am of the mindset that the City be reimbursed for their abatement costs along with interest on those funds spent with the non hard costs, non compliance fines and such, being waived.

I look forward to your response in this matter. Being able to finalize this Lien will clear the way for me to find a homeowner for this property and thus removing another potential eye sore from the area.

Regards,

Thomas Blanchard
Broker/Owner
REO Asset Services, LLC
1st Realty Group