

~~PROPERTY:~~ Dana Point Condo. (101)

Please issue check payable to:

REQUEST FOR CHECK

Name: Chase Home Finance

Address: 3415 Vision Drive

City, State, Zip: Columbus, OH 43219-6009

Purpose of check:

Refund Over Payment

Acct. #	Amount
2191	\$2,344.08

*****(Put Ref# on ck) ****

↳ 1962356980

TOTAL CHECK
2,344.08

Mail to Payee Give to BRITTANY

Requested by:

BF

Date:

2/13/10

Approved by:

BF

Date:

~~PROPERTY:~~ Dana Point Special (501)

REQUEST FOR CHECK

Please issue check payable to:

Name: Chase Home Finance

Address: 3415 Vision Drive

City, State, Zip: Columbus, OH 43219-6009

Purpose of check:

Refund Over Pmt

Acct. #	Amount
2191	\$346.12

*****(Put Ref# on ck) ****

↳ 1962356980

TOTAL CHECK
\$346.12

Mail to Payee Give to BRITTANY

Requested by:

BF

Date:

2/13/10

Approved by:

BF

Date:

Resident Transaction Report
DANA POINT
01/01/1900 to: 02/13/2010

Loc ID#: 10-1040 DN PNT CND ASS 1605
Arlington Hghts, IL 60005

Resident	Type	Date	CC Description	Check No	Amount	Balance
119C 4	Chase Home Finance		App# 93829		Beg Bal	0.00
	PO Box 24696		Chg 09/28/2009 AS Monthly Assesment		405.27	405.27
	Columbus OH 43224		Chg 10/01/2009 AS Monthly Assesment		405.27	810.54
			Chg 10/30/2009 lc Late Charge		25.00	835.54
			Chg 11/01/2009 AS Monthly Assesment		405.27	1,240.81
			Chg 11/30/2009 lc Late Charge		25.00	1,265.81
			Chg 12/01/2009 AS Monthly Assesment		405.27	1,671.08
			Chg 12/22/2009 LK Building Key		25.00	1,696.08
			Pay 12/24/2009 PAYMENT 1814		-25.00	1,671.08
			Chg 12/30/2009 lc Late Charge		25.00	1,696.08
			Chg 01/01/2010 AS Monthly Assessment		405.27	2,101.35
			Chg 01/30/2010 lc Late Charge		25.00	2,126.35
			Chg 02/01/2010 AS Monthly Assessment		405.27	2,531.62
			Chg 02/11/2010 SC Refund Over Payment		✓ 3,728.56	6,260.18
			Pay 02/11/2010 1/15/10 Pmt 1245177		-4,053.20	2,206.98
			Pay 02/11/2010 1/15/10 Pmt 1245177		✓ -1,384.48	822.50
			Pay 02/11/2010 1/15/10 Pmt 1245177		-527.50	295.00
			Pay 02/11/2010 1/15/10 Pmt 1245177		-225.00	70.00
			Pay 02/11/2010 1/15/10 Pmt 1245177		-70.00	0.00
			Chg 02/13/2010 AP Reverse Credit-error		✓ 1,384.48	1,384.48
			Chg 02/13/2010 SC Reverse SC-error		✓ 3,728.56	5,113.04
			Cr 02/13/2010 SC Reverse Refund-error		✓ -3,728.56	1,384.48
			Cr 02/13/2010 SC Reverse SC-error2		✓ -3,728.56	-2,344.08
					Res Balance	2,344.08

Many errors!

2/12/10
BC

Refunded

Resident Transaction Report
Dana Point Condominium
01/01/2009 to: 02/11/2010

Loc ID#: 50-1040 Dana Point Condomin
 1605 E Central Rd
 Arlington Heigh, IL 60005

Resident	Type	Date	CC Description	Check No	Amount	Balance
119C 4	Chase Home Finance		App# 93830		Beg Bal	0.00
	PO Box 43224	Chg 09/28/2009	SA SPECIAL ASMT		173.06	173.06
	Columbus OH 43224	Chg 10/01/2009	SA SPECIAL ASMT		173.06	346.12
		Chg 11/01/2009	SA SPECIAL ASMT		173.06	519.18
		Chg 12/01/2009	SA SPECIAL ASMT		173.06	692.24
		Chg 01/01/2010	SA SPECIAL ASMT		173.06	865.30
		Chg 02/01/2010	SA SPECIAL ASMT		173.06	1,038.36
		Pay 02/03/2010	PAYMENT 021769		-1,384.48	-346.12
					Res Balance	-346.12

Refunded

1605 E. Central 119C
Arl. Hrs. JL

UE DATE	AMOUNT DUE
	6260.18

#1245172

AFTER THIS DATE

PAY THIS AMOUNT

Dana Point

C/O PROPERTY SPECIALISTS, INC.
PO BOX 4346
CAROL STREAM, IL 60197-4346

LATE FEE	
5130 -	605-3.20
5913 -	5-27.50
5903 -	225.00
5917 -	70.00
501-04-0119C-4 -	1,384.48

101-04-0119C-4

COUPON MUST ACCOMPANY PAYMENT

Check Number: 0001245177
Check Date: 01/06/2010
Payee Code: HADANAPOIN
Page: 1 Of 1

IAN CODE	DATE	AMOUNT DUE
33		\$ 6260.18

Payee Name DANA POINT COA
& Address 1519 E CENTRAL RD
ARLINGTON HEIGHTS, IL 60005



Check Number: 0001245177
Check Date: 01/06/2010
Payee Code: HADANAPOIN
Page: 1 Of 1

Batch: P40

Disbursement Check Voucher

LOAN NUMBER	SHORT NAME/INT'L NAME/PROPERTY ADDRESS	DESCRIPTION	TRAN CODE	DATE	AMOUNT DUE
1962356980	P ENSTAD 1605 E CENTRA	119C	633		\$ 6260.18

Put on refund ✓

2/6 3pm at 11:48 am for Martha

1605 Central #119C

Check Totals:

6,260.18

THE FACE OF THIS DOCUMENT HAS A MULTICOLORED BACKGROUND ON WHITE PAPER. THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW.

Chase Home Finance LLC
Disbursement Clearing in Trust For
Various Mortgagors and Various Investors
3415 Vision Drive
Columbus, OH 43219



0001245177

50-937/213

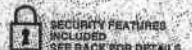
JPMorgan Chase Bank, N.A.
Syracuse, NY

DATE	PAY THIS AMOUNT
01/06/2010	\$*****6,260.18
VOID AFTER 180 DAYS	

PAY Six Thousand Two Hundred Sixty And 18/100 Dollars

TO
THE
ORDER
OF

DANA POINT COA
1519 E CENTRAL RD
ARLINGTON HEIGHTS, IL 60005



0001245177 0213093791

6017002220

To Whom It May Concern,

Enclosed is a check for payment. Please note if the amount has changed you can fax the difference to 614-422-6923.

If this is a duplicate payment please send check back the address listed below:
Attn: Martha Elech *REO Post Foreclosure*
3415 Vision Drive
Columbus, OH 43219-6009

Additional Information for future request:

If you are sending a Homeowners Association invoice or any bill which needs to be paid on a monthly basic please send each month to CMMC.Reo.Servicing@chase.com.

Thank you in advance
Martha Elech
614-422-1406

Put chase loan # on refund ✓

Martha.Elech @ chase.com

Resident Transaction Report

DANA POINT

01/01/2009 to: 02/09/2010

Loc ID#: 10-1040 DN PNT CND ASS 1605
 Arlington Hghts, IL 60005

Resident	Type	Date	CC Description	Check No	Amount	Balance
119C 3 Paul Enstad 1605 E Central Road, #119C Arlington Hts., IL 60005	App#	81178			Beg Bal	10,716.61
	Chg	01/01/2009	AS Monthly Assesment		405.27	11,121.88
	Chg	01/20/2009	lc Late Charge		25.00	11,146.88
	Chg	01/23/2009	le KSN 626426 08-31-08		215.00	11,361.88
	Chg	02/01/2009	AS Monthly Assesment		405.27	11,767.15
	Chg	02/20/2009	lc Late Charge		25.00	11,792.15
	Chg	03/01/2009	AS Monthly Assesment		405.27	12,197.42
	Chg	03/04/2009	le KSN 661863 02/23/09		263.75	12,461.17
	Chg	03/05/2009	le KSN 661863 02/23/09		263.75	12,724.92
	Chg	03/20/2009	lc Late Charge		25.00	12,749.92
	Chg	04/01/2009	AS Monthly Assesment		405.27	13,155.19
	Chg	04/30/2009	lc Late Charge		25.00	13,180.19
	Chg	05/01/2009	AS Monthly Assesment		405.27	13,585.46
	Chg	05/30/2009	lc Late Charge		25.00	13,610.46
	Chg	06/01/2009	AS Monthly Assesment		405.27	14,015.73
	Chg	06/30/2009	lc Late Charge		25.00	14,040.73
	Chg	07/01/2009	AS Monthly Assesment		405.27	14,446.00
	Chg	07/28/2009	sc Apartment Cleaning		70.00	14,516.00
	Chg	07/30/2009	lc Late Charge		25.00	14,541.00
	Chg	08/01/2009	AS Monthly Assesment		405.27	14,946.27
	Chg	08/30/2009	lc Late Charge		25.00	14,971.27
	Chg	09/01/2009	AS Monthly Assesment		405.27	15,376.54
	Cr	09/28/2009	AS Monthly Assesment		-405.27	14,971.27
				Res Balance		14,971.27
119C 4 Chase Home Finance PO Box 24696 Columbus OH 43224	App#	93829			Beg Bal	0.00
	Chg	09/28/2009	AS Monthly Assesment		405.27	405.27
	Chg	10/01/2009	AS Monthly Assesment		405.27	810.54
	Chg	10/30/2009	lc Late Charge		25.00	835.54
	Chg	11/01/2009	AS Monthly Assesment		405.27	1,240.81
	Chg	11/30/2009	lc Late Charge		25.00	1,265.81
	Chg	12/01/2009	AS Monthly Assesment		405.27	1,671.08
	Chg	12/22/2009	LK Building Key		25.00	1,696.08
	Pay	12/24/2009	PAYMENT 1814		-25.00	1,671.08
	Chg	12/30/2009	lc Late Charge		25.00	1,696.08
	Chg	01/01/2010	AS Monthly Assessment		405.27	2,101.35
	Chg	01/30/2010	lc Late Charge		25.00	2,126.35
	Chg	02/01/2010	AS Monthly Assessment		405.27	2,531.62
				Res Balance		2,531.62

refund 3674.56

Resident Transaction Report
Dana Point Condominium
01/01/2009 to: 02/09/2010

Loc ID#: 50-1040 Dana Point Condomin
 1605 E Central Rd
 Arlington Heigh, IL 60005

Resident	Type	Date	CC Description	Check No	Amount	Balance
119C 3 Paul Enstad	App#	84112			Beg Bal	2,076.72
1605 E. Central 119C	Chg	01/01/2009 sa	SPECIAL ASMT		173.06	2,249.78
Arlington Heigh IL 60005	Chg	02/01/2009 sa	SPECIAL ASMT		173.06	2,422.84
	Chg	03/01/2009 sa	SPECIAL ASMT		173.06	2,595.90
	Chg	04/01/2009 sa	SPECIAL ASMT		173.06	2,768.96
	Chg	05/01/2009 sa	SPECIAL ASMT		173.06	2,942.02
	Chg	06/01/2009 sa	SPECIAL ASMT		173.06	3,115.08
	Chg	07/01/2009 sa	SPECIAL ASMT		173.06	3,288.14
	Chg	08/01/2009 sa	SPECIAL ASMT		173.06	3,461.20
	Chg	09/01/2009 sa	SPECIAL ASMT		173.06	3,634.26
	Cr	09/28/2009 sa	SPECIAL ASMT		-173.06	3,461.20
				Res Balance		3,461.20
119C 4 Chase Home Finance	App#	93830			Beg Bal	0.00
PO Box 43224	Chg	09/28/2009 SA	SPECIAL ASMT		173.06	173.06
Columbus OH 43224	Chg	10/01/2009 SA	SPECIAL ASMT		173.06	346.12
	Chg	11/01/2009 SA	SPECIAL ASMT		173.06	519.18
	Chg	12/01/2009 SA	SPECIAL ASMT		173.06	692.24
	Chg	01/01/2010 SA	SPECIAL ASMT		173.06	865.30
	Chg	02/01/2010 SA	SPECIAL ASMT		173.06	1,038.36
	Pay	02/03/2010 PAYMENT	021769		-1,384.48	-346.12
				Res Balance		-346.12

Resident Transaction Report
DANA POINT
Start Date: 01/01/2008

Loc ID#: 10-1040 DN PNT CND ASS 1605
Arlington Hghts, IL 60005

Resident	Type	Date	CC Description	Check No	Amount
	Chg	01/20/2009	lc Late Charge		25.00
	Chg	01/23/2009	le KSN 626426 08-31-08		215.00
	Chg	02/01/2009	AS Monthly Assesment		405.27
	Chg	02/20/2009	lc Late Charge		25.00
	Chg	03/01/2009	AS Monthly Assesment		405.27
	Chg	03/04/2009	le KSN 661863 02/23/09		263.75
	Chg	03/05/2009	le KSN 661863 02/23/09		263.75
	Chg	03/20/2009	lc Late Charge		25.00
	Chg	04/01/2009	AS Monthly Assesment		405.27
	Chg	04/30/2009	lc Late Charge		25.00
	Chg	05/01/2009	AS Monthly Assesment		405.27
	Chg	05/30/2009	lc Late Charge		25.00
	Chg	06/01/2009	AS Monthly Assesment		405.27
	Chg	06/30/2009	lc Late Charge		25.00
	Chg	07/01/2009	AS Monthly Assesment		405.27
	Chg	07/28/2009	sc Apartment Cleaning		70.00
	Chg	07/30/2009	lc Late Charge		25.00
	Chg	08/01/2009	AS Monthly Assesment		405.27
	Chg	08/30/2009	lc Late Charge		25.00
	Chg	09/01/2009	AS Monthly Assesment		405.27
	Cr	09/28/2009	AS Monthly Assesment		-405.27
					Res Balance
					14,971.27
119C 4	Chase Home Finance				Beg Balance 0.00
					405.27 405.27
					405.27 810.54
					25.00 835.54
					405.27 1,240.81
					25.00 1,265.81
					405.27 1,671.08
					25.00 1,696.08
					-25.00 1,671.08
					25.00 1,696.08
					405.27 2,101.35
					Res Balance 2,101.35

Resident Transaction Report
DANA POINT
Start Date: 01/01/2008

Loc ID#: 10-1040 DN PNT CND ASS 1605
Arlington Hghts, IL 60005

Resident	Type	Date	CC Description	Check No	Amount
119C 3 Paul Enstad					Beg Balance 2,058.15
	Chg	01/01/2008	AS Monthly Assesment		405.27 2,463.42
	Chg	01/21/2008	le Legal ksn #581011		46.25 2,509.67
	Chg	02/01/2008	AS Monthly Assesment		405.27 2,914.94
	Chg	03/01/2008	AS Monthly Assesment		405.27 3,320.21
	Chg	03/13/2008	LE Legal KSN 590866		233.00 3,553.21
	Chg	03/13/2008	LE Legal KSN 589725		489.00 4,042.21
	Chg	03/20/2008	FI Fine		100.00 4,142.21
	Chg	03/20/2008	lc Late Charge		25.00 4,167.21
	Chg	04/01/2008	AS Monthly Assesment		405.27 4,572.48
	Chg	04/07/2008	LE Legal KSN 582858		171.71 4,744.19
	Chg	04/10/2008	LE Legal KSN 593015		25.00 4,769.19
	Chg	04/20/2008	lc Late Charge		25.00 4,794.19
	Chg	04/30/2008	LE Legal KSN 600846		129.50 4,923.69
	Chg	05/01/2008	AS Monthly Assesment		405.27 5,328.96
	Chg	05/16/2008	LE Legal KSN 604332		261.26 5,590.22
	Chg	05/19/2008	LE Legal KSN 603120		315.50 5,905.72
	Chg	05/20/2008	lc Late Charge		25.00 5,930.72
	Chg	06/01/2008	AS Monthly Assesment		405.27 6,335.99
	Cr	06/06/2008	lc waive late fee		-25.00 6,310.99
	Chg	06/20/2008	LK Postal Key		10.00 6,320.99
	Pay	06/24/2008	CASH PAYMENT 64634		-10.00 6,310.99
	Chg	06/30/2008	le legal ksn #606722		95.00 6,405.99
	Chg	07/01/2008	AS Monthly Assesment		405.27 6,811.26
	Chg	07/20/2008	lc Late Charge		25.00 6,836.26
	Chg	08/01/2008	AS Monthly Assesment		405.27 7,241.53
	Chg	08/20/2008	lc Late Charge		25.00 7,266.53
	Chg	08/21/2008	le legal ksn #619621		215.00 7,481.53
	Chg	09/01/2008	AS Monthly Assesment		405.27 7,886.80
	Chg	09/15/2008	le KSN 626426 08/31/08		215.00 8,101.80
	Chg	09/20/2008	lc Late Charge		25.00 8,126.80
	Chg	10/01/2008	AS Monthly Assesment		405.27 8,532.07
	Chg	10/16/2008	le KSN 632167 09/29/08		215.00 8,747.07
	Chg	10/16/2008	le KSN 631094 09/22/08		231.00 8,978.07
	Chg	10/20/2008	lc Late Charge		25.00 9,003.07
	Chg	10/29/2008	LE KSN-636462 10/13/08		215.00 9,218.07
	Chg	11/01/2008	AS Monthly Assesment		405.27 9,623.34
	Chg	11/05/2008	LE KSN-637640 10/20/08		49.50 9,672.84
	Chg	11/20/2008	lc Late Charge		25.00 9,697.84
	Chg	11/30/2008	le KSN 643627 11/17		294.25 9,992.09
	Chg	11/30/2008	le KSN 643627 11/17/08		294.25 10,286.34
	Chg	12/01/2008	AS Monthly Assesment		405.27 10,691.61
	Chg	12/04/2008	LK Garage Remote		50.00 10,741.61
	Pay	12/08/2008	CASH PAYMENT 64228320		-50.00 10,691.61
	Chg	12/20/2008	lc Late Charge		25.00 10,716.61
	Chg	01/01/2009	AS Monthly Assesment		405.27 11,121.88

12/07/2009 1:24 PM

Resident Transaction Report
DANA POINT
Start Date: 06/01/2007

Page: 2

Loc ID#: 10-1040 BN PNT CND ASS 1605
Arlington Heights, IL 60005

Resident	Type	Date	CC Description	Check No	Amount
	Chg	08/20/2008	Ic Late Charge		25.00
	Chg	08/21/2008	Ie legal ksn #619621		215.00
	Chg	09/01/2008	AS Monthly Assesment		405.27
	Chg	09/15/2008	Ie KSN 626426 08/31/08		215.00
	Chg	09/20/2008	Ic Late Charge		25.00
	Chg	10/01/2008	AS Monthly Assesment		405.27
	Chg	10/16/2008	Ie KSN 632167 09/29/08		215.00
	Chg	10/16/2008	Ie KSN 631094 09/22/08		231.00
	Chg	10/20/2008	Ic Late Charge		25.00
	Chg	10/29/2008	LE KSN-636462 10/13/08		215.00
	Chg	11/01/2008	AS Monthly Assesment		405.27
	Chg	11/05/2008	LE KSN-637640 10/20/08		49.50
	Chg	11/20/2008	Ic Late Charge		25.00
	Chg	11/30/2008	Ie KSN 643627 11/17/08		294.25
	Chg	11/30/2008	Ie KSN 643627 11/17		294.25
	Chg	12/01/2008	AS Monthly Assesment		405.27
	Chg	12/04/2008	LK Garage Remote		50.00
	Pay	12/08/2008	CASH PAYMENT 64228320		-50.00
	Chg	12/20/2008	Ic Late Charge		25.00
	Chg	01/01/2009	AS Monthly Assesment		405.27
	Chg	01/20/2009	Ic Late Charge		25.00
	Chg	01/23/2009	Ie KSN 626426 08-31-08		215.00
	Chg	02/01/2009	AS Monthly Assessment		405.27
	Chg	02/20/2009	Ic Late Charge		25.00
	Chg	03/01/2009	AS Monthly Assessment		405.27
	Chg	03/04/2009	Ie KSN 661863 02/23/09		263.75
	Chg	03/05/2009	Ie KSN 661863 02/23/09		263.75
	Chg	03/20/2009	Ic Late Charge		25.00
	Chg	04/01/2009	AS Monthly Assesment		405.27
	Chg	04/30/2009	Ic Late Charge		25.00
	Chg	05/01/2009	AS Monthly Assesment		405.27
	Chg	05/30/2009	Ic Late Charge		25.00
	Chg	06/01/2009	AS Monthly Assesment		405.27
	Chg	06/30/2009	Ic Late Charge		25.00
	Chg	07/01/2009	AS Monthly Assesment		405.27
	Chg	07/28/2009	sc Apartment Cleaning		70.00
	Chg	07/30/2009	Ic Late Charge		25.00
	Chg	08/01/2009	AS Monthly Assesment		405.27
	Chg	08/30/2009	Ic Late Charge		25.00
	Chg	09/01/2009	AS Monthly Assesment		405.27
	Cr	09/28/2009	AS Monthly Assesment		(-405.27)
					14,971.27
				Res Balance	14,971.27
119C 4	Chase Home Finance			Beg Balance	0.00
				405.27	405.27
				405.27	810.54

1 @ X 405.27 4052.70
 2 X 263.75 5275.00
 9 X 25.00 225.00
 1 @ 70.00 Cleaning 70.00

**Resident Transaction Report
Dana Point Condominium
Start Date: 01/01/2008**

Loc ID#: 50-1040 Dana Point Condomin
1605 E Central Rd
Arlington Heigh, IL 60005

Resident	Type	Date	CC Description	Check No	Amount
119C 4	Chase Home Finance				Beg Balance 0.00
	Chg	09/28/2009	SA SPECIAL ASMT		173.06 173.06
	Chg	10/01/2009	SA SPECIAL ASMT		173.06 346.12
	Chg	11/01/2009	SA SPECIAL ASMT		173.06 519.18
	Chg	12/01/2009	SA SPECIAL ASMT		173.06 692.24
	Chg	01/01/2010	SA SPECIAL ASMT		173.06 865.30
					Res Balance 865.30

*BRIT — Dana Point 1 SS46
you were waiting for*

750 West Lake Cook Road, Suite 350
Buffalo Grove, Illinois 60089-2073
TEL: 847.537.0500
FAX: 847.537.0550

134 North LaSalle Street, Suite 1600
Chicago, Illinois 60602-1159
TEL: 312.372.3227
FAX: 312.372.4646



WEB: www.ksnlaw.com

1220 Iroquois Avenue, Suite 100
Naperville, Illinois 60563
TEL: 630.717.6100
FAX: 630.548.5568

209 Eighth Street
Racine, Wisconsin 53403
TEL: 262.634.6750

September 27, 2009

Dana Point Condominium Association
c/o Terry Olton
1519 East Central Road
Arlington Heights, IL 60005

Writer's Direct No.: 847.777.7250
Writer's Direct Fax: 847.777.7364
Writer's E-Mail: rkapustka@ksnlaw.com

Reply to: Buffalo Grove

Re: Dana Point Condominium Assn
Owner — Enstad, Paul
Address — 1605 E Central Road, #119C

ORIGINAL

Dear Management:

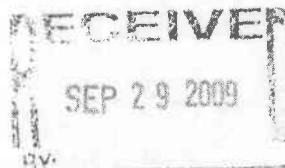
Please be advised that the above-referenced foreclosure action is now completed by the lender. The property was sold at Sheriff's sale on August 31, 2009. The purchaser was Chase Home Finance who will be responsible for assessment payments beginning September 1, 2009.

The purchaser can be contacted at: Chase Home Finance
10790 Rancho Bernardo Road #310,
San Diego, CA 92150

If the owner was indebted to the Association for assessments and other charges prior to the date the new owner became responsible, the Association has two options with regard to this amount.

The first would be to simply write this matter off and close the collection account on the owner. The second option would be to prepare and file a breach of contract lawsuit against the owner seeking a judgment against him for the unpaid assessments. Although the mortgage foreclosure action extinguished the Association's lien on the property, the foreclosure action did not extinguish the unit owner's personal obligation to pay assessments to the Association for the time period that he owned the property. Accordingly, the Association is entitled to proceed against the unit owner and, pursuant to the Declaration and the Illinois Condominium Property Act, would be able to recover its attorney's fees and costs for this action.

Please note that the changes to the Illinois Condominium Property Act as of January 1, 2007 provides that when a unit that is sold pursuant to a mortgage foreclosure action to a third party (not the lender) the purchaser shall be liable for six (6) months of the past due assessments. This amount can be billed to the new owner immediately. If the unit goes to the lender, the lender is not liable for this amount, however, when the unit is sold by the lender, the six month amount can be included on the Paid Assessment Letter issued to the lender. That amount must be paid to the Association (by the new buyer) prior to the closing on the unit. PLEASE NOTE THAT THE SIX MONTH RULE APPLIES ONLY TO CONDOMINIUM ASSOCIATIONS.

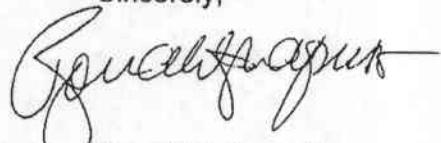


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If the Association is interested in proceeding against the prior owner, the first step would be to order a skip trace on the owner to determine whether they are employed and to obtain their current address for service of process. Once the employment information is verified, the breach of contract lawsuit can be filed. Once the judgment is obtained against the owner, we would attempt to collect on that judgment on a contingent fee basis, which means that if we are successful in collecting on that judgment, our fee is approximately one-third of the amount collected, with the Association paying for the costs. If there is no recovery, there is no fee to the Association, with the exception of the costs.

If the Association wishes to proceed against the owner for the delinquent amount, please contact me.

Sincerely,


Ronald J. Kapustka

RJK/kje
CDA01-61073

PROPERTY:

Dana Point 101

REQUEST FOR CHECK

Please issue check payable to:

Name: Dana Point 501

Address: _____

City, State, Zip: _____

Purpose of check:

501040-119C4

Acct. #	Amount
2191	1,384.48

ENTERED JAN 27 2010

TOTAL CHECK
1,384.48

 Mail to Payee Give to A/R

Requested by: Pam Date: 1-26-10

Approved by: elli Date: _____

RECEIVED JAN 26 2010