BOARD UPDATE for
MEETING HELD September 24, 2025
3:00 p.m. via Zoom

Discussion on going forward with a claim for the fire at BR4153, 4155 and 4157.

SPECIAL ASSESSMENT INCOME = 67404.00 AS 0F JUNE

ROOFS

WE4085 - 9185.00 REPLACE

WE4101 - 9790.23 REPLACE

BR4109 - 6500.00 REPAIR

FABRICATED "LEAF GUARD" LIKE GUTTER PROTECTION ON WE4079 to WE4100 - 5000.00

REPAIRED 3 GUTTER & DOWNSPOUT$ @ 950.00 each

TARPED ROOFS FROM 07-2024 – 03 - 2025

CE60 & CE64 - 2250.00

WE4074 - 1450.00

WE4115 - 1150.00

BR4149, BR4109, WE4101 - 1650.00

BR4183, SA4081, WE4105, WE4097, WE4097, WE4050 - 3400.00

CE68, WE4072, BR4153, BR4181, BR4105 - 1800.00

BU7578, BR4195 - 1475.00

WE4091 - 450.00

SA4078, WE4095 - 1300.00

SA4075 - 1300.00

REPAIRS TO INTERIORS DUE TO ROOF DAMAGE

WE4103 - 2940.00 (previously repaired)

WE4050, BR4105 - 4700.00 (previously repaired)

Last mile - City of Sac wants to install infrastructure for hi-speed internet for residents starting at a cost of 30.00 per month.

[redacted] has hired a 5th attorney according to phone conversations with Farmer's claims adjuster. The latest emails with Farmers are attached.

[redacted] "lawsuit story" is attached.

The attached paperwork includes the lawsuit, the courts award, the appeal, the continuance.

Last mile - City of Sac wants to install infrastructure for hi-speed internet for residents of the Association starting at a cost of 30.00 per month.

The new insurance premium increased approx. 1200.00 per month before a fire claim was filed. Cancellation remains a concern.

Discussion on going forward with a claim for the fire at BR4153, 4155 and 4157. The efforts to acquire loans have failed to date. Mainly because of the high number of accounts in collections.

WE4088 is facing United States Attorney forfeiture action.
Seeking a motion to remove this property from the collection report as this seizure will probably take many years to conclude.

There are no minutes from the July meeting due to the owner of [redacted] being highly disruptive.

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Wildwood HOA
Board Meeting
June 4, 2025

Present: Tania Hicks, Fred Dosza, Patrick Bohner, Lisa Lindsay

A quorum was established, and the meeting was called to order at 3:04 PM.

Several homeowners were present and inquired about differed maintenance schedules, routine maintenance, and moving the meeting to another time and date. Lisa was able to address concerns, and the board will consider moving the meeting to another time/date for a trial period.

The board resolved to accept the minutes from the last meeting

M: Fred
S: Tania
C: All
A: none

The board resolved to move the review of the financials to the next board meeting

M: Fred
S: Tania
C: All
A: none

The Board resolved to close the meeting at 3:28 pm

M:: Fred
S:
C:
A:

City of SACRAMENTO
Department of Public Works

Engineering Services Division
915 I Street, RM 2000
Sacramento, CA 95814
Phone: 916-808-8300

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PROPERTY ENTRANCE AGREEMENT

This Property Entrance Agreement (**"Agreement"**) is effective as of the last date signed (the **"Effective Date"**), by and between _____, ("**Owner**"), the **City of Sacramento** (**"City"**)..

WHEREAS, Owner, and City seek to establish a mutually beneficial arrangement under which City can install its common carrier and other related facilities and Consolidated Communications Enterprise Services, Inc. ("Consolidated") can deliver broadband services to Owner, Owner's tenants, and/or occupants of Owner's property.

NOW, THEREFORE, in consideration of the promises and covenants contained herein and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Owner grants permission to City, its contractors and authorized representatives or agents to enter the real property that Owner owns or controls at the following address: _____ (the **"Premises"**), to install, maintain, operate, repair and replace cable, wiring, equipment and other related facilities (the **"Facilities"**) used from time to time to provide telecommunications, video, data, Internet and related services (together the **"Services"**). Owner agrees that it will permit City, its employees and authorized representatives reasonable access to the Premises to perform the initial installations. Owner agrees that it will also permit Consolidated, its employees and authorized representatives reasonable access to the Premises to perform such work as may be required from time to time to deliver Service(s) to customers. Owner may establish terms and conditions governing all such activity to protect its property. Owner acknowledges that City will construct or install its infrastructure up to the exterior of the dwelling(s) on Owner's property. Owner acknowledges that upon Owner or tenant's request for service Consolidated will extend the services into the dwelling(s) and install any necessary electronics needed to provide the Services.

2. Consolidated provides its telecommunications services under common carrier and other authorizations of the Federal Communications Commission ("FCC") and/or the state regulatory commission or agency in the state where the services are provided, and its actions are subject to regulation by one or more of these entities. Consolidated will undertake its activities at no charge or other cost to Owner, consistent with all applicable standards of the FCC and any state or local laws, rules, orders and regulatory requirements, and Owner agrees to comply with all such standards, laws, rules, orders, and regulatory requirements as they may apply to a property owner with respect to City's access to the Premises and installation of Facilities. City shall maintain ownership of Facilities it installs, Consolidated shall maintain ownership of Facilities it installs, and such Facilities shall not be deemed to be fixtures on the Premises.

3. To the extent that Owner owns or controls conduit or other infrastructure that is necessary to use to cross the premisis and to access building(s) on the Site, Owner agrees to make it available on a non-exclusive basis and on such reasonable and non-discriminatory terms and conditions as Owner may require to the City, its contractors, authorized representatives or agents. If Owner requires telecommunications providers to use designated locations, rooms, ductwork, risers, raceway and/or other facilities within any building, Owner agrees to make them available to City on the same terms and conditions as are applicable to all other providers, and City agrees to utilize them on that basis. Owner also agrees to allow Consolidated to use one basic electrical connection where its equipment will reside on the Premises if such connection exists, and to bring electrical

power as needed to operate the Facilities. All such items from Owner will be accepted "AS IS" and without representation or warranty of any kind. If City requires another means to access a customer, Owner agrees to work with City to seek a mutually acceptable alternative.

4. City will work with Owner in City's design, planning and placement of the Facilities on the Premises to assure they are deployed in a timely, safe and cost-effective manner. If Owner has maps or drawings of the physical layout of the Premises, it will make them available to City aor its contractors and/or telecommunication provider on request, and will provide reasonable assistance in the marking of areas and paths. Prior to starting installation, City will provide Owner a copy of its plans and specifications (the **"Plans"**), and will do so even if using existing easements, right of way or conduit. No work shall commence until Owner has approved the Plans. Owner agrees to review them in a reasonable time and respond. If Owner does not respond by the proposed installation date, Owner's approval will be deemed to have been given. If Owner requests changes, City will work with Owner to obtain final Plan approval. Construction will be performed with due care and in a manner consistent with generally accepted construction standards. City or its contractor will coordinate work with Owner or Owner's property manager and follow any Owner rules and regulations. City or its contractor will keep Owner fully informed throughout the course of Facilities placement. If City needs access to area leased by a tenant, Owner will assist the City in obtaining access from the tenant.

5. If there is an easement or right of way dedicated to utility use or tenant on the Premises already has access rights, conduit or other facilities in place on the Premises which can be used by City, Owner confirms that City may use all such paths and facilities. In other cases, City agrees to follow paths identified by Owner, and to perform work consistent with Owner's requirements.

6. If Owner requires Facilities to be moved, such as for remodeling, maintenance or new construction, it shall provide reasonable advance written notice to City and City will cooperate with Owner to relocate the Facilities at ConsCity's cost to a mutually acceptable location from which customers can continue to be served. Owner agrees not to move, modify, alter, splice, reroute, disconnect or reconnect City and/or Consolidated Facilities or allow any third party to do so. City and Consolidated Facilities shall not be used or made available to anyone other than City without the prior written consent of City and Consolidated. Owner will provide reasonable assistance to City and Consolidated on request in connection with issues of unauthorized theft or use of any Service on the Premises.

7. City shall indemnify, defend and hold harmless Owner from and against any liability, loss, damage or expense for death, injury or damage to property claimed by others to the extent that it is caused by Cityor any person acting on City's behalf. Any damage to the Premises caused by City or a person acting on City's behalf will be repaired promptly and to the reasonable satisfaction of Owner. Neither Owner nor City will be liable to the other for special, indirect or consequential damages. Owner is not to be responsible to anyone on the Premises in connection with any activity or service provided by City.

8. This Agreement shall commence on the Effective Date and unless earlier terminated as provided herein will extend for the period telecommunication services are authorized by state or local law or franchise to provide the relevant Services in the jurisdiction where the Premises are located and has one or more customers at the Premises.

9. In the event either party defaults in the performance of any material term of this Agreement, the non-defaulting party shall give the defaulting party written notice specifying the nature of such default. The defaulting party shall have thirty (30) days (or such additional time as may be

granted by the non-defaulting party) to cure the default. In the event the defaulting party fails to cure its default within such period, the non-defaulting party may terminate this Agreement upon thirty (30) days written notice, subject to the provisions of the following section, without further liability of either party.

10. At the expiration or earlier termination of this Agreement, City shall conduct no additional activities on the Premises other than those necessary to remove its Facilities. City shall then remove its corresponding Facilities and repair any damage it has caused, reasonable wear and tear excepted, but shall, to the extent permitted by applicable law, be permitted to leave any conduit installed to point(s)-of-entry at any building(s) on the Premises to minimize interruption to the Owner should future access be needed for customer requests following expiration or termination. Any such conduit installed by City will remain City's personal property. Any such conduit installed by Consolidated will remain Consolidated's personal property. Wiring may be removed, transferred or rendered inoperable under procedures established by applicable law and regulation, or as City, Consolidated and Owner agree.

11. All legal notices to Ownerand Cityshall be sent to the contact address set forth at the end of this Agreement to the attention of the signatories below. Notices from one party to the other shall be in writing and given by personal delivery, or by certified mail, return receipt requested, or by nationally recognized overnight courier service. Notice will be deemed received on the date on which it is personally delivered, or on the date reflected on the delivery confirmation or return receipt, as appropriate.

12. This Agreement is the entire agreement of the parties for the installation, maintenance, operation, repair or replacement of Facilities, and supersedes all prior and contemporaneous understandings, promises and representations related thereto. This Agreement may not be amended except by a written instrument executed by both parties. No waiver of any breach or performance under this Agreement shall be deemed a general waiver or a waiver of any future action or inaction. This Agreement may be executed in counterparts, each of which shall be an original, and both of which together shall be deemed to constitute one agreement. If the parties have a separate nondisclosure agreement, it will remain in place until it expires or is terminated.

13. This Agreement shall apply to the parties and to their successors and assigns. A party may assign this Agreement to an entity that it controls, that controls it, or that is under common control, or in connection with a merger, consolidation or sale of all or substantially all of its stock or assets. An assigning party shall give written notice of such fact to the other party.

14. This Agreement shall be governed by Federal telecommunications law and the laws of the state in which the Premises are located, without regard to its conflicts of law provisions.

[Signatures on the following pages]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date stated above.

Owner:	City of Sacramento
Signature:_____	Signature:_____
Name: _____ Eierman_____	Name: ____Matt
Its (Title)_____ Works_____	Its ~~(Title)~~ Director of Public
Date: _____	Date: _____
Phone: _____	Phone: _____
Email: _____	Email: _____
Notice Address:	Notice Address:
_____	_____
_____	_____
_____	_____

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RE: Re: Fw: Dianna Bryan v. Wildwood // Farmers claim: 7007010724-1

From: Kevin Goode (kevin.goode@farmersinsurance.com)

To: lweymouth@yahoo.com

Date: Monday, September 22, 2025 at 09:32 AM PDT

Thank you!

Kevin

Kevin Goode, CPCU

Senior General Claims Adjuster
949-301-7269
Farmers Insurance Exchange

Please visit our claim portal to view the status and manage your claim online

Email communications are preferred and should be sent to Farmers Claims myclaim@farmersinsurance.com. If hard copies of communications are required, they should be sent to our National Document Center at *P.O. Box 268994, Oklahoma City, OK 73125-8994.*

Upcoming PTO:

Confidential

From: lweymouth@yahoo.com <lweymouth@yahoo.com>
Sent: Monday, September 22, 2025 9:27 AM
To: Kevin Goode <kevin.goode@farmersinsurance.com>
Subject: [EXTERNAL] Re: Fw: Dianna Bryan v. Wildwood // Farmers claim: 7007010724-1

USE CAUTION: This message originates from a sender you have not previously corresponded with. If in doubt, report.

That's the contractor she would not allow to do repairs on her unit after the roof was damaged by te storm and the ceiling that caved in.

One of her texts confirming this is attached.

5:08

1

+1 (209) 607-3129

Why hasn't someone come to cover it?

You don't want Frank to do th work.

I don't want him to do the general contractor work. I never said anything about not allowing him to cover it to.

The portion of the ceiling, the structural wood, and the insulatio will be replaced, not repaired.

That ceiling repair should happ

That ceiling repair should happe
once the roof has been dealt wi

Was he anticipating to replace/ repairs the ceiling the same day?

Yes
The roof and ceiling the same da

Sent from Yahoo Mail for iPhone

On Monday, September 22, 2025, 7:07 AM, Kevin Goode <kevin.goode@farmersinsurance.com> wrote:

Lisa,

Received, thanks. Who is Frank Quoc Tran?

Thank you

Kevin

Kevin Goode, CPCU
Senior General Claims Adjuster
949-301-7269
Farmers Insurance Exchange

Please visit our claim portal to view the status and manage your claim online

Email communications are preferred and should be sent to Farmers Claims myclaim@farmersinsurance.com. If hard copies of communications are required, they should be sent to our National Document Center at *P.O. Box 268994, Oklahoma City, OK 73125-8994.*

Upcoming PTO:

Confidential

From: lweymouth@yahoo.com <lweymouth@yahoo.com>
Sent: Friday, September 19, 2025 4:34 PM
To: Kevin Goode <kevin.goode@farmersinsurance.com>; lweymouth@yahoo.com
Subject: [EXTERNAL] Fw: Dianna Bryan v. Wildwood // Farmers claim: 7007010724-1

USE CAUTION: This message originates from a sender you have not previously corresponded with. If in doubt, report.

Story Paintings current status.

4:18 Yellow Br 55
w2.cslb.ca.gov 9

Business Information

STORY'S PAINTING INC
4540 FLORIN RD #E341
SACRAMENTO, CA 95823
Business Phone Number:(916) 621-0395

Entity	Corporation
Issue Date	06/18/2018
Expire Date	**06/30/2026**

License Status

This license is current and active.

All information below should be reviewed.

Additional Status

- Before the license can be renewed active or reactivated, the corporation's status at the Secretary of State's Office must be returned to active.

must be returned to active.

Sent from Yahoo Mail for iPhone

Begin forwarded message:

On Wednesday, September 17, 2025, 3:59 PM, Kevin Goode <kevin.goode@farmersinsurance.com> wrote:

Lisa,

I received your email with a copy of the complaint. Would you please confirm the parties listed on the complaint as defendants and their relation to the loss?

Wildwood Homeowners Association is the named insured.
L. Weymouth Consultants (LWC), LLC (is this the property management company?) Would you please provide a copy of the contract?
Lisa Lindsay, individually (Can you confirm you are the property manager?)
Frank Quoc Tran (?)
Story's Painting, Inc.(?)

Thank you

Kevin

Kevin Goode, CPCU

Senior General Claims Adjuster
949-301-7269
Farmers Insurance Exchange

Please visit our claim portal to view the status and manage your claim online

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***** PLEASE NOTE ***** This E-Mail/telefax message and any documents accompanying this transmission may contain privileged and/or confidential information and is intended solely for the addressee(s) named above. If you are not the intended addressee/recipient, you are hereby notified that any use of, disclosure, copying, distribution, or reliance on the contents of this E-Mail/telefax information is strictly prohibited and may result in legal action against you. Please reply to the sender advising of the error in transmission and immediately delete/destroy the message and any accompanying documents. Thank you.*****

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Story's Painting, Inc.(?)

Thank you

Kevin

Kevin Goode, CPCU
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949-301-7269
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HOUSE

SUMMARY

Roof Construction

The house is a 1 story and 2 story structure with a gable style roof. The roof is 5/12 pitch. The main roof has 1 layer of 30 year dimensional shingle. Ice and water shield is not present. Felt is 15 lb. Drip Edge is present on the Eaves and Rakes. Gutter Apron is not present.

A brittleness test was not performed due to Not Requested for Front and Back slopes. A brittleness test is performed when wind and/or tree damage is found.

Roof Findings

No wind or hail damage was found on any slope. No storm related tree damage was found on any slope. No non-storm related tree damage was found on any slope. Storm damage caused by fire was found on the front/right hip & ridge. Damage was found to the roof accessories. All damage and accessory counts including accessory damages can be found in the tables below.

Fire damage found on the Front and Back slopes.

Front slope Inspector note

27 burned shingles from recent fire.

Back slope Inspector note

Recent fire damaged shingles, sheathing, drip edge and fascia board.Rafters and frame work have been damaged by fire

Exterior Findings

An exterior inspection was performed on the Front and Back elevations. The Right and Left elevations were not present. Non-storm related damage found on the Back elevation. No damage found to the Front elevation. Non-storm related damage found on the Right fascia.

Non-storm related damage found on the Front and Back soffits.

HOUSE SUMMARY

House Roof Damage and Condition Table

Direction	Hail	Wind	Tree	Brittleness Test	Condition
Front	0	0		Not Requested	Fair
Back	0	0		Not Requested	Poor

House Roof Hip & Ridge Damage and Condition Table

Direction	Material	Damage Type	Damage LF	Run LF	Condition
Front/Right	Standard Cap	Fire	1.0 LF	17.0 LF	Fair

House Roof Components Table

Category	Description	Storm Damaged	Non-Storm Damaged	Quantity	Units
Layers/Materials	Layer 1 Top 30 year dimensional shingle		Yes	N/A	SQ
Approximate Age of Roof	20 years			20	YR
Felt	15 lb				SQ
Ice/Water Shield	None			None	SQ FT
Hip & Ridge	Standard Cap 1 Damaged Run (1 ft of 17 ft)	Yes		17.0 of Total	LF
Stories	1 Story			N/A	SQ
Stories	2 Story			N/A	SQ
Pitch	5/12			N/A	SQ
Drip Edge	Eaves and Rakes			N/A	LF
Gutter Apron	None			N/A	LF
Ventilation	HVAC 8" Galvanized		Yes	3 of 3	EA
Pipes	Pipe Boot 2.0" Galvanized with Rubber Collar		Yes	1 of 3	EA
Fascia	8 inch - Wood - Painted/Stained		Yes	Aerial	LF
Soffit	Wood		Yes	Aerial	LF

House Front Elevation Summary

Category	Description	Storm Damaged	Non-Storm Damaged	Quantity	Units
Plywood Siding	Vertical - 8 inch - Painted/Stained			N/A	SQ FT

Category	Description	Storm Damaged	Non-Storm Damaged	Quantity	Units
Window	Two Panel Slider - 50" × 94" - Screen		Yes	1 of 1	EA
Window	Two Panel Slider - 50" × 94" - Glazing Bead		Yes	1 of 1	EA
Window	Two Panel Slider - 50" × 94" - Cladding		Yes	1 of 1	EA
Window	Two Panel Slider - 50" × 94" - Wrap		Yes	1 of 1	EA
Window	Two Panel Slider - 50" × 94" - Frame		Yes	1 of 1	EA
Window	Two Panel Slider - 50" × 94" - Glass		Yes	1 of 1	EA
Window	Two Panel Slider - 50" × 94" - Panel		Yes	1 of 1	EA
Soffits	Wood		Yes	All of Aerial	LF

House Right Elevation Summary - Not Inspected - Not Present

Category	Description	Storm Damaged	Non-Storm Damaged	Quantity	Units
Fascia	8 inch - Wood - Painted/Stained		Yes	All of Aerial	LF

House Back Elevation Summary

Category	Description	Storm Damaged	Non-Storm Damaged	Quantity	Units
Plywood Siding	Vertical - 8 inch - Painted/Stained		Yes	400 of 400	SQ FT
Soffits	Wood		Yes	All of Aerial	LF

House Left Elevation Summary - Not Inspected - Not Present

SCOPE SHEET - ROOF

SeekNow
(866) 801-1258
Standard Inspection Scope Sheet

Carrier: CSAA Insurance Group
Claim #: 1006-28-7617
Homeowner: Georgina Cantero Decalderon
Address: 4155 Brookfield Dr
Sacramento, CA 95823-3556
Adjuster: Scott Gunderson

	Hail	Wind	Fire
N:	/	/	27
S:	/	/	399
E:	/	/	0
W:	/	/	0

Date: 06/18/25 09:15 AM
Seek Now Inspector: Dominique Matlock
Phone: 2137189036
Email: dmatlock@laddernow.com

Shingle Type
☐ 3 Tab ☒ Laminate
☐ 20 Y ☐ 40 Y ☐ 25 Y ☐ 50 Y ☒ 30 Y
Other: Laminate

Ice/Water Shield Y/N
☐ Valley ☐ Eave ☐ Rake

Drip Edge ☒ Rake
☒ Yes ☐ No ☐ Eave

Valley Metal Y/N
_____ LF

Eave: LF Rake: LF Aerial Measurements Y/N

Calculations:
A B C D E F G H I J K L M
Total Squares:

1 Story:
2 Story: Laminate

Key: TS = Test Square; TC = Thermal Cracking; ■ = Box Vent; X = Wind Damage; B = Blistering; PV = Power Vent; ● = HVAC; ○ = Pipe Boot; M = Mechanical Damage; TD = Tree Damage; ☒ = Chimney

1" .08	5" .42	9" .75
2" .17	6" .50	10" .83
3" .25	7" .58	11" .92
4" .33	8" .67	12" 1.00

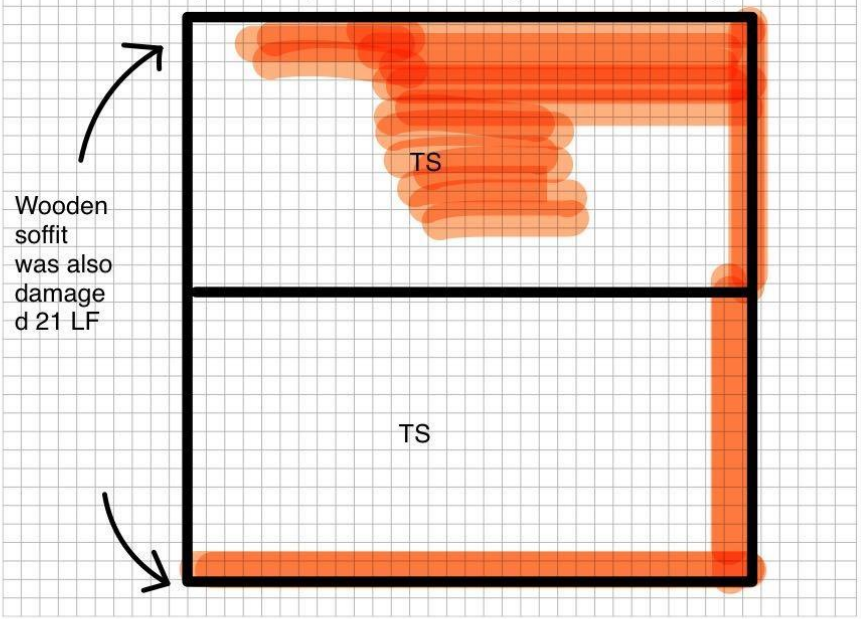
Layers: 1
Pitch: 5/12

Box Vents: ~~Metal~~ ~~Plastic~~ Damaged Y/N
Ridge Vent: ~~Shingle Over Metal~~ Y/N
Turbine: — Y/N
HVAC Vent: 3 Y/N
Rain Diverter: — Y/N
Power Vent: — Y/N
Skylight: — Y/N
SAT: — Y/N

Pipes: Qty 3 Lead Y/N
Qty ~~Plastic~~ ~~Y/N~~
Gutters: LF ~~6"~~ ~~Y/N~~
LF ~~6"~~ ~~Y/N~~
Downspouts: ~~2x3~~ ~~Y/N~~
~~5x4~~ ~~Y/N~~
Fascia: Size 19 LF Y/N
Wood Metal
Chimney Flashing: Y/N
Other:

Wood Soffit- 21 ft

Multiple sections of the roofs plywood decking has been completely damaged by fire, multiple shingles have been burned causing exposure to roof decking and framing. Rafters and frame work are damaged on the entire back slope. 399 sq ft. 19 LF of damage fascia on the right elevation.



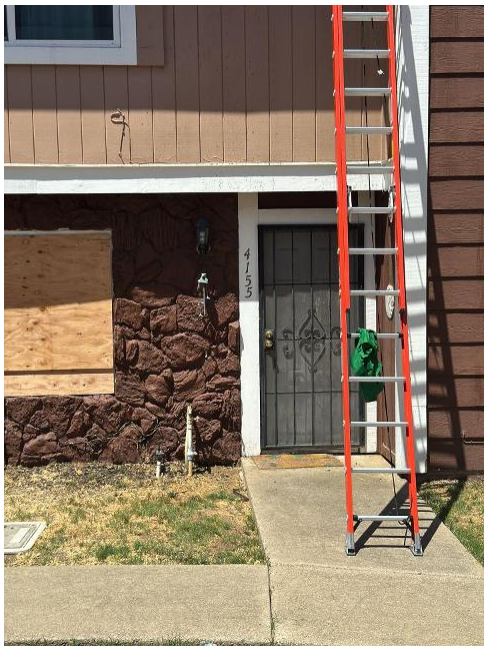
Max Hail Diameter: —
Storm Direction: —
Collateral Damage: ~~Y/N~~

Notes:

B L R F

SERVICE IMAGES

Address Photo
June 18, 2025



Risk Photo
June 18, 2025

SERVICE IMAGES

HOUSE ELEVATION PHOTOS

Elevation - Overview - Front
June 18, 2025

Elevation - Overview - Front
June 18, 2025

SERVICE IMAGES

Elevation - Overview - Front
June 18, 2025

Elevation - Materials - Front - Condition
Main Material: Plywood Siding
Material Style: Vertical
Material Width: 8 inch
Painted/Stained
Condition: Fair

SERVICE IMAGES

Elevation - Window - Front - Item Photo
Two Panel Slider
Quadruple Pane
Size: 50" × 94"
Non-storm related damage caused by Fire
Condition: Fair
Material: Vinyl
Not Painted/Stained
Damage to Screen, Glazing Bead, Cladding, Wrap, Frame, Glass, and Panel
Total Count: 1

Elevation - Front - Soffit
Overhang Size: 14 inch
Material: Wood
Non-storm related damage caused by Fire
Condition: Fair
Damaged: Aerial

SERVICE IMAGES

Elevation - Front - Soffit
Overhang Size: 14 inch
Material: Wood
Non-storm related damage caused by Fire
Condition: Fair
Damaged: Aerial

Elevation - Front - Soffit
Overhang Size: 14 inch
Material: Wood
Non-storm related damage caused by Fire
Condition: Fair
Damaged: Aerial

SERVICE IMAGES

Elevation - Front - Soffit
Overhang Size: 14 inch
Material: Wood
Non-storm related damage caused by Fire
Condition: Fair
Damaged: Aerial

Elevation - Front - Soffit
Overhang Size: 14 inch
Material: Wood
Non-storm related damage caused by Fire
Condition: Fair
Damaged: Aerial

SERVICE IMAGES

Elevation - Front - Soffit
Overhang Size: 14 inch
Material: Wood
Non-storm related damage caused by Fire
Condition: Fair
Damaged: Aerial

Elevation - Right - Fascia
Size: 8 inch
Material: Wood
Painted/Stained
Non-storm related damage caused by Fire
Condition: Fair
Damaged: Aerial

SERVICE IMAGES

Elevation - Right - Fascia
Size: 8 inch
Material: Wood
Painted/Stained
Non-storm related damage caused by Fire
Condition: Fair
Damaged: Aerial

Elevation - Right - Fascia
Size: 8 inch
Material: Wood
Painted/Stained
Non-storm related damage caused by Fire
Condition: Fair
Damaged: Aerial

SERVICE IMAGES

Elevation - Right - Fascia
Size: 8 inch
Material: Wood
Painted/Stained
Non-storm related damage caused by Fire
Condition: Fair
Damaged: Aerial

Elevation - Right - Fascia
Size: 8 inch
Material: Wood
Painted/Stained
Non-storm related damage caused by Fire
Condition: Fair
Damaged: Aerial

SERVICE IMAGES

Elevation - Right - Fascia
Size: 8 inch
Material: Wood
Painted/Stained
Non-storm related damage caused by Fire
Condition: Fair
Damaged: Aerial
Note: 19 LF of fascia damage from recent fire, warping as well.

Elevation - Overview - Back
June 18, 2025

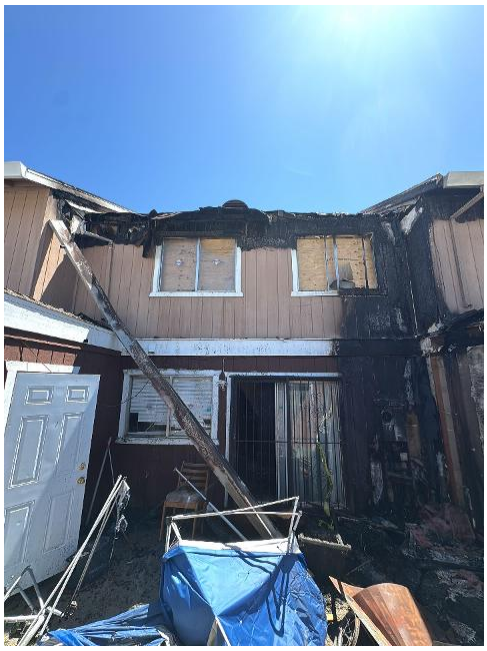
SERVICE IMAGES

Elevation - Overview - Back
June 18, 2025

Elevation - Overview - Back
June 18, 2025

SERVICE IMAGES

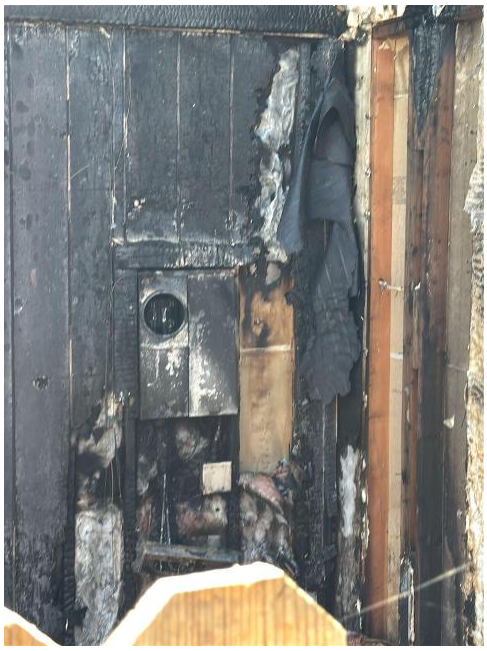
Elevation - Materials - Back - Condition
Main Material: Plywood Siding
Material Style: Vertical
Material Width: 8 inch
Painted/Stained
Condition: Good



Elevation - Materials - Back - Damage
Main Material: Plywood Siding
Material Style: Vertical
Material Width: 8 inch
Painted/Stained
Non-storm related damage caused by Fire

SERVICE IMAGES

Elevation - Materials - Back - Damage
Main Material: Plywood Siding
Material Style: Vertical
Material Width: 8 inch
Painted/Stained
Non-storm related damage caused by Fire



Elevation - Materials - Back - Damage
Main Material: Plywood Siding
Material Style: Vertical
Material Width: 8 inch
Painted/Stained
Non-storm related damage caused by Fire

SERVICE IMAGES

Elevation - Materials - Back - Damage
Main Material: Plywood Siding
Material Style: Vertical
Material Width: 8 inch
Painted/Stained
Non-storm related damage caused by Fire

Elevation - Materials - Back - Damage
Main Material: Plywood Siding
Material Style: Vertical
Material Width: 8 inch
Painted/Stained
Non-storm related damage caused by Fire

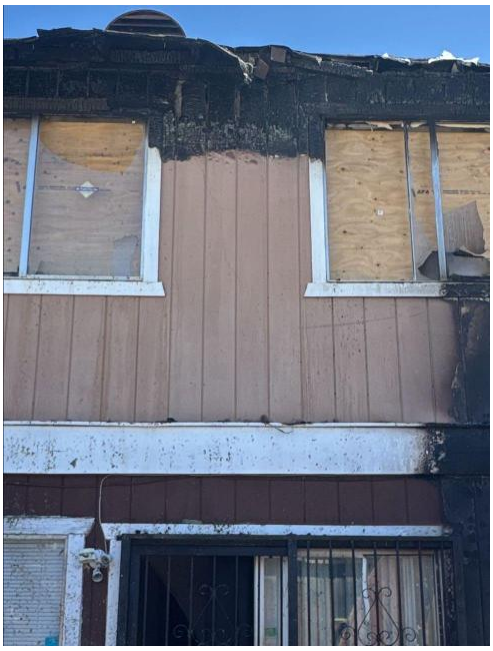
SERVICE IMAGES

Elevation - Materials - Back - Damage
Main Material: Plywood Siding
Material Style: Vertical
Material Width: 8 inch
Painted/Stained
Non-storm related damage caused by Fire

Elevation - Materials - Back - Damage
Main Material: Plywood Siding
Material Style: Vertical
Material Width: 8 inch
Painted/Stained
Non-storm related damage caused by Fire

SERVICE IMAGES

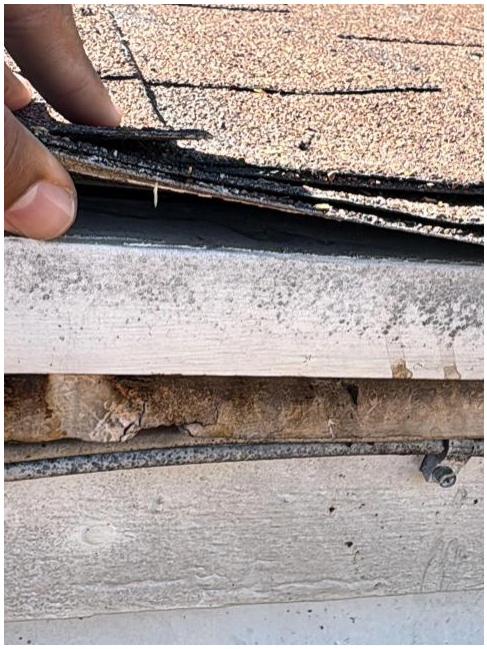
Elevation - Back - Soffit
Overhang Size: 14 inch
Material: Wood
Non-storm related damage caused by Fire
Condition: Poor
Damaged: Aerial



SERVICE IMAGES

HOUSE ROOF CONSTRUCTION

1 Layer
30 year dimensional shingle
Ice/Water Shield - None
Felt - 15 lb
Drip Edge - Eaves and Rakes
Gutter Apron - None
June 18, 2025



Shingle Exposure
6 inch
June 18, 2025

SERVICE IMAGES

Full Shingle Width
39 inch
June 18, 2025

Roofing Gauge
Asphalt Shingle
June 18, 2025

SERVICE IMAGES

Pitch Gauge - 5/12
June 18, 2025

SERVICE IMAGES

HOUSE SLOPES OVERVIEWS

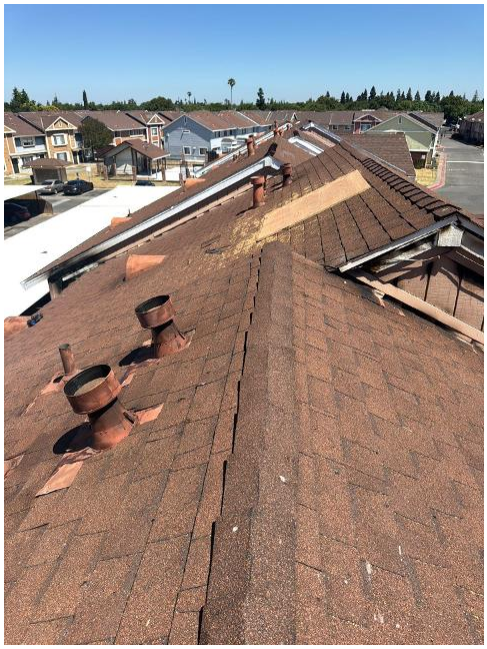
Front - 2nd Story - Roof Overview
June 18, 2025

Back - 2nd Story - Roof Overview
June 18, 2025

SERVICE IMAGES

FRONT/RIGHT HIP & RIDGE PHOTOS

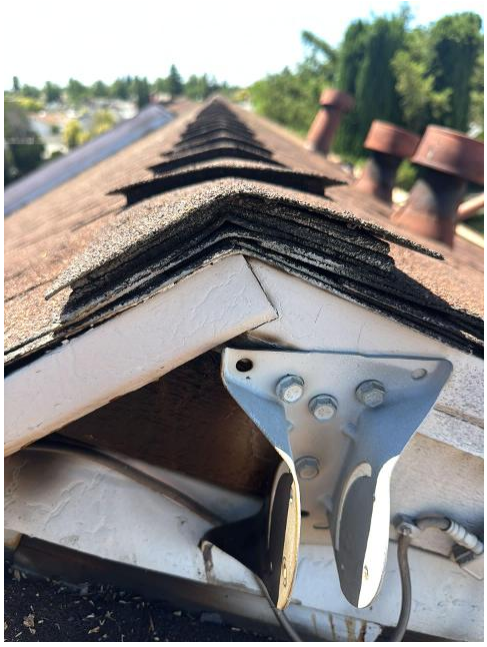
Hip & Ridge Run Overview
Front/Right
Standard Cap
Fair Condition
Damaged 1.0 ft of a 17.0 ft Run
June 18, 2025



Hip & Ridge Run Overview
Front/Right
Standard Cap
Fair Condition
Damaged 1.0 ft of a 17.0 ft Run
June 18, 2025

SERVICE IMAGES

Hip & Ridge Run Damage
Front/Right
Standard Cap
Storm related damage caused by fire.
June 18, 2025
Note: Fire damage to ridge caps



Hip & Ridge Run Condition
Front/Right
Standard Cap
June 18, 2025

SERVICE IMAGES

HOUSE SLOPES

FRONT - 2ND STORY SLOPE

Front - 2nd Story Slope - Damage Assessment
Hail - 0
Wind - 0
Fire - 27
June 18, 2025

Front - 2nd Story Slope - Damage
Damage caused by Fire
June 18, 2025

SERVICE IMAGES

Front - 2nd Story Slope - Damage
Damage caused by Fire
June 18, 2025

Front - 2nd Story Slope - Damage
Damage caused by Fire
June 18, 2025

SERVICE IMAGES

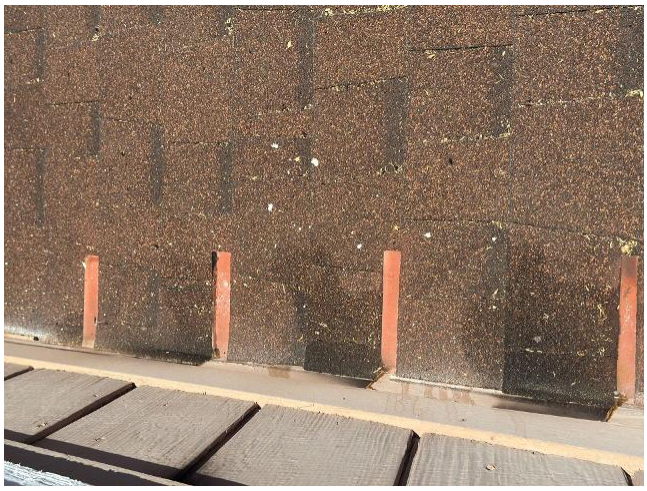
Front - 2nd Story Slope - Damage
Damage caused by Fire
June 18, 2025

Front - 2nd Story Slope - Damage
Damage caused by Fire
June 18, 2025

SERVICE IMAGES

Front - 2nd Story Slope - Damage
Damage caused by Fire
June 18, 2025

Front - 2nd Story Slope - Damage
Damage caused by Fire
June 18, 2025
Note: 24 damaged shingle from recent fire



SERVICE IMAGES

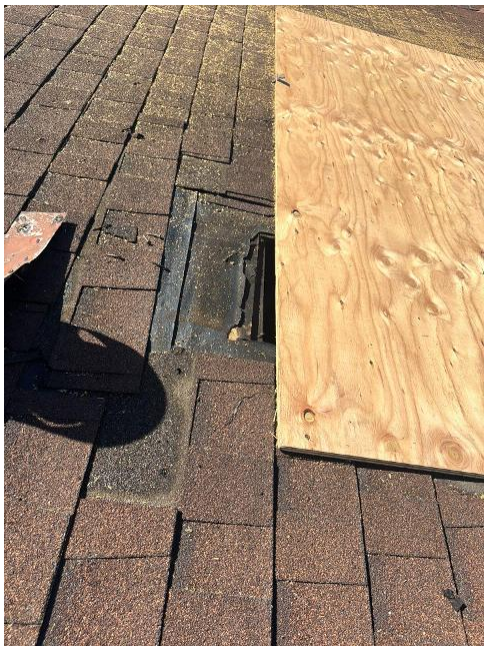
Front - 2nd Story Slope - Roof Condition
Fair Condition
June 18, 2025

BACK - 2ND STORY SLOPE

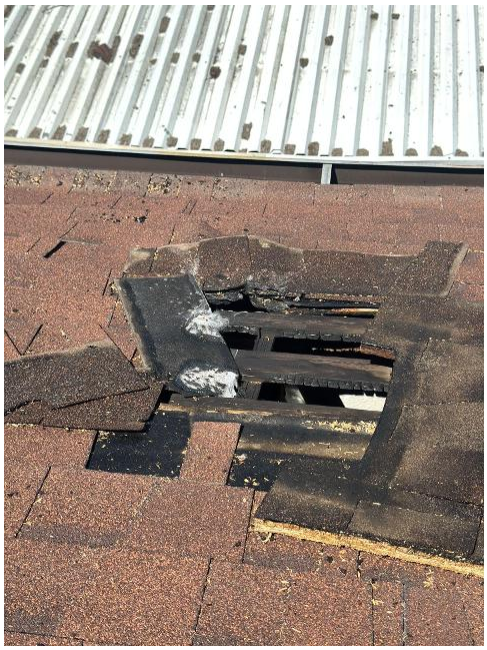
Back - 2nd Story Slope - Damage Assessment
Hail - 0
Wind - 0
Fire - 399
June 18, 2025

SERVICE IMAGES

Back - 2nd Story Slope - Damage
Damage caused by Fire
June 18, 2025



Back - 2nd Story Slope - Damage
Damage caused by Fire
June 18, 2025



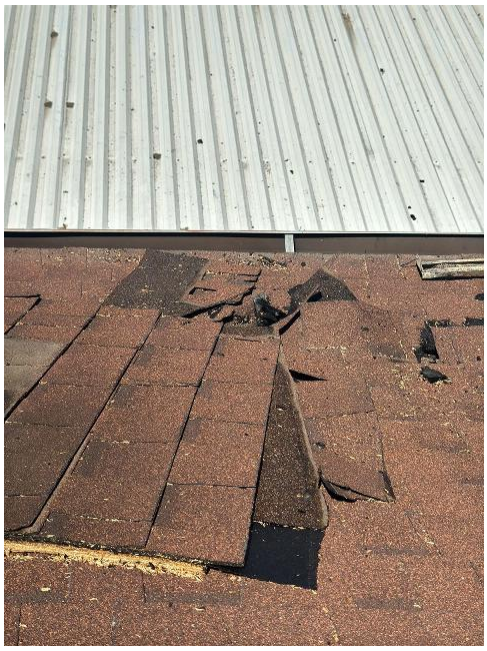
SERVICE IMAGES

Back - 2nd Story Slope - Damage
Damage caused by Fire
June 18, 2025

Back - 2nd Story Slope - Damage
Damage caused by Fire
June 18, 2025

SERVICE IMAGES

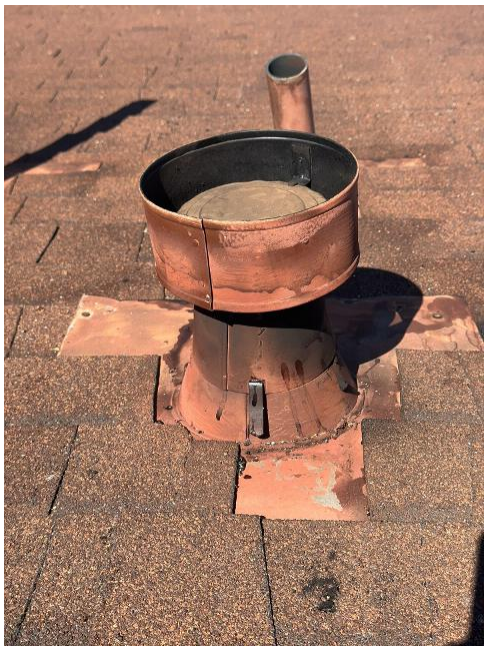
Back - 2nd Story Slope - Damage
Damage caused by Fire
June 18, 2025



Back - 2nd Story Slope - Roof Condition
Poor Condition
June 18, 2025

SERVICE IMAGES

Accessory - Back - 2nd Story Slope
HVAC
Galvanized
Damage caused by fire
Poor Condition
Size: 8"
June 18, 2025
Note: Damaged HVAC from recent fire



Accessory - Back - 2nd Story Slope
HVAC
Galvanized
Damage caused by fire
Poor Condition
Size: 8"
June 18, 2025

SERVICE IMAGES

Accessory - Back - 2nd Story Slope
HVAC
Galvanized
Damage caused by fire
Poor Condition
Size: 8"
June 18, 2025
Note: Damaged HVAC from recent fire

Accessory - Back - 2nd Story Slope
Pipe Boot
Galvanized with Rubber Collar
Damage caused by fire
Poor Condition
Size: 2.0"
June 18, 2025

ERIC GRANT
United States Attorney
KEVIN C. KHASIGIAN
Assistant U.S. Attorney
501 I Street, Suite 10-100
Sacramento, CA 95814
Telephone: (916) 554-2700

Attorneys for the United States

IN THE UNITED STATES DISTRICT COURT

EASTERN DISTRICT OF CALIFORNIA

UNITED STATES OF AMERICA, Plaintiff, v. REAL PROPERTY LOCATED AT 1238 W. ROBIN DRIVE, VISALIA, CALIFORNIA, TULARE COUNTY, APN: 090-041-009, INCLUDING ALL APPURTENANCES AND IMPROVEMENTS THERETO, REAL PROPERTY LOCATED AT 4088 WEYMOUTH LANE, SACRAMENTO, CALIFORNIA, SACRAMENTO COUNTY, APN: 049-0310-020, INCLUDING ALL APPURTENANCES AND IMPROVEMENTS THERETO, FORTY-TWO SILVER BARS, and THREE HUNDRED TWENTY SILVER COINS, Defendants.	1:25-CV-00820-JLT-BAM NOTICE OF *AMENDED* VERIFIED COMPLAINT FOR FORFEITURE *IN REM* AGAINST REAL PROPERTY

TO: MELINDA EDWARDS, AS TRUSTEE OF THE EDWARDS MELINDA FAMILY TRUST
MARVIN C COLLINS ESTATE, A CALIFORNIA UNINCORPORATED NONPROFIT ASSOCIATION

INSURED COPY

DB Insurance

222 S. Harbor Blvd, Suite 720
Anaheim, CA 92805

Date of Invoice: 09/03/2025

0000000377

DIRECT BILL INVOICE

Mail To

WILDWOOD HOMEOWNERS ASSOCIATIO
4540 FLORIN ROAD #253
SACRAMENTO CA 95823

Insured: WILDWOOD HOMEOWNERS ASSOCIATIO
Policy Reference Nbr: CBP 2420387 01
Effective: 10/08/2025 **Expiration:** 10/08/2026
Billed To: Insured

Agent: LABARRE/OKSNEE INSURANCE
Telephone: 949-588-0711 7000048

001oz 934296/4395505 0000343 0001667 I=1000

INST	DATE	TRANSACTION		AMOUNT
01	09/02/2025	Renewal Premium	$	13,734.40
		-- Due Dates and Amounts --		
01	10/08/2025	$13,734.40		
02	11/08/2025	$6,104.17		
03	12/08/2025	$6,104.17		
04	01/08/2026	$6,104.17		
05	02/08/2026	$6,104.17		
06	03/08/2026	$6,104.17		
07	04/08/2026	$6,104.17		
08	05/08/2026	$6,104.17		
09	06/08/2026	$6,104.17		
10	07/08/2026	$6,104.24		

If you have already paid your payment, please disregard this Direct Bill Invoice.

AMOUNT DUE $ **13,734.40**
PAYMENT DUE 10/08/2025

POLICY BALANCE $ 68,672.00

PREMIUM NOTICE-INSURED
PAYMENT MUST BE RECEIVED ON OR BEFORE DUE DATE TO AVOID A LAPSE IN COVERAGE OR CANCELLATION

Detach along the perforation below - Keep this part for your records.

RETURN THIS PORTION WITH YOUR REMITTANCE

For billing questions: 1-888-891-7159. For questions concerning your coverage or an address change, please contact your agent listed above.

Policy Number CBP 2420387 01
Insured Name WILDWOOD HOMEOWNERS ASSOCIATIO

Amount Due	$	13,734.40
Payment Due		10/08/2025

PLEASE REMIT PAYMENT TO:

DB INSURANCE CO., LTD. (CA)
P.O. BOX 513885
LOS ANGELES, CA 90051-3885

DIRECT BILL INVOICE (N1) (00/00)

D◊N0001CBP2420387011008251008250000013734403