

RECORDING REQUESTED BY:
And when recorded return to:
Kareem Salessi
28841 Aloma Ave.,
Laguna Niguel, Ca. 92677.
(949) 218 7666

Recorded in Official Records, Orange County
Tom Daly, Clerk-Recorder

30.00

2008000383999 02:15pm 08/12/08

230 200 N03 9
0.00 0.00 0.00 0.00 24.00 0.00 0.00 0.00

Indexing instructions:
This notice must be indexed
as follows:
Grantor and grantee index-
Each claimant is a grantor.

IT
PP
CC

NOTICE OF INTENT TO PRESERVE INTEREST

This notice is intended to preserve an interest in real property from extinguishment pursuant to Title 5 (commencing with Section 880.020) of Part 2 of Division 2 of the Civil Code (Marketable Record Title).

CLAIMANT: KAREEM SALESSI
- 30262 Crown Valley Parkway,
B-174, Laguna Niguel, Ca. 92677

INTEREST: FEE SIMPLE ABSOLUTE, FREE & CLEAR OF ALL CLAIMS.
Per Documents # 20020984379, # 2007000735305,
#2008000267078, # 2008000125844, in official records
of County of Orange; O.C. Sheriff Crime Report# 06-058562;
OSC Cases 04CC11080, 30-2008-00107531; Appellate Cases #
G038002, G040713; Grant deeds and loan documents were
forged by First Team Real Estate & Coast Cities Escrow, in
Nov. 2002, & are void, Penal Codes §§115.5; 470-480, et seq.

SEE EXHIBITS: ←
A, B, C, D, E

PROPERTY: 28841 Aloma Ave. Laguna Niguel, Ca. 92677; OR:
LOT 63 OF TRACT 7340, IN THE CITY OF LAGUNA NIGUEL,
COUNTY OF ORANGE, CALIFORNIA AS PER MAP
RECORDED IN BOOK 280, PAGE (s) 1 to 4, INCLUSIVE OF
MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY
RECORDER FOR THE SAID COUNTY;
Assessor's Parcel No.637-124-12

I assert under penalty of perjury that this notice is not recorded for the purpose of slandering title to real property and I am informed and believe that the information contained in this notice is true.

Signed: K. Sater Date: 8/12/2008
(claimant)

State of _____,
County of _____, ss.

On this _____ day of _____, in the year _____, before me _____, personally appeared _____, personally known to me to be the person whose name is subscribed to this instrument, and acknowledged that he executed it.

Signed: _____ Official Seal:

Office: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of ORANGE }

On 08/12/2008 before me, Cheryl Burt, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared KAREEM SALESSI
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Cheryl Burt, Notary Public
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____



N.A.D.E.

Eva R. Salzer, M.A., CDE, Inc.

Certified Questioned Document Examiner



A.C.F.E.

January 23, 2008

Mr. Kareen Salessi
28841 Aloma Ave.
Laguna Niguel, CA 92677

EXHIBIT-A

Dear Mr. Salessi:

Re: Salessi v. Abercrombie

On December 5, 2007, I received Mr. Matoff's report, which included all documents, via Federal Express.

On January 21, 2008, Mr. Salessi was in my office to give me some of his handwriting exemplars.

The STANDARD documents consisted of:

- 1) A photocopy of a "Page 3 of 3" with Patrick Ortiz and Debra A. Ortiz signatures..
-2) A photocopy of the Grant Deed, dated 11/18/05, signed by Patrick and Debra Ortiz.
-3) A photocopy of a letter dated November 21, 2003, signed by Patrick and Debra Ortiz
-4) An original original Handwriting Sample Mr. Salessi filled out.
-5) A photocopy of the Interspousal Transfer Grant Deed, dated October 22, 2002, signedby Ladan Fonooni.

The QUESTIONED documents were photocopies of a 1) GRANT DEED, dated November 06, 2002, which has signatures in the name of Patrick and Debbie Ortiz..2) a photocopy of a paper titled "PART III: Purchase Price and Terms of Sale" with the name or "Fonooni", and 3) a photocopy of a page dated October 18, 2002, the bottom paragraph crossed out, and some handwriting.

Purpose of Examination

I was asked to compare and contrast signatures on the QUESTIONED Grant Deed to the STANDARD signatures to see if they were penned by the same persons.

The signature on the Interspousal Transfer Grant Deed was compared to Part III: Purchase Price and Terms of Sale, and they were not penned by the same person.

Two specimens of handwriting may be considered to be of common authorship if they do not display any single consistent dissimilarity in any feature which is fundamental to the structure of the handwriting and whose presence cannot be reasonably explained.

Examination and Findings

In the course of conducting the handwriting comparison between the Q and S documents, generally accepted comparison techniques and procedures were employed. This examination has been limited to the documents submitted for examination.

Each document was scanned, using an HP PSC 1510 scanner, and viewed in greatly enlarged state.

As there are many structural differences in the stroke structures in the signatures between the QUESTIONED GRANT DEED and the STANDARD signatures, they were not written by the same persons.

The signature on the Interspousal Transer Grant Deed was compared to PIII: Purchase Price and Terms of Sale. They were not penned by the same person.

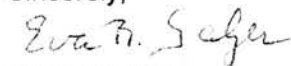
The signature on the "Certification, dated 10-22-02 ", was not penned by the the same person as the one on the Interspousal Transfer Grant Deed.

The handwriting on the page dated October 18, 2002, was not written by Mr. Salessi.

Photocopies of all documents are incorporated as part of the report.

Composite pages are included in this report.

Sincerely,



Eva R. Salzer

Certified Questioned
Document Examiner

**DECLARATION OF EVA SALZER
(Forensic Document Examiner)**

EXHIBIT-B

I, Eva R. Salzer, declare:

1. I am a certified questioned document examiner. This declaration is based on my personal knowledge.

2. At the request of Mr. Kareem Salessi, I examined four questioned documents recorded in the Orange County Hall of Records with the following consecutive numbers:

- | | |
|----------------------------|------------------------------------|
| 1. Document # 20020984378. | Description: GRANT DEED; |
| 2. Document # 20020984379. | Description: GRANT DEED; |
| 3. Document # 20020984380. | Description: DEED OF TRUST; |
| 4. Document # 20020984381. | Description: REVOLVING TRUST DEED; |

3- On all the above four questioned documents, I examined the disputed writings and signatures of Ann E. Skinner. I found, All the said writings and signatures, to have been made by the same person;

4- I examined and compared a Certified California Notary Oath, and a Certified California Notary Bond, both signed by Ann E. Skinner. I used both signatures as her STANDARD SIGNATURES;

5- I examined several certified grant deeds, and deeds of trusts, signed by Ann E. Skinner. The signatures and writings on these grant, and trust, deeds corresponded with those of Ann E. Skinner signatures in number 4 above (i.e.: Oath & Bond). I also used these signatures as her STANDARD SIGNATURES and compared the four questioned documents' disputed signatures against these STANDARD signatures;

6- The, disputed signatures, of Ann E. Skinner in the four above listed recorded questioned documents, in number 2 above, are remarkably different from those appearing on the documents named in numbers 4 and 5 above, and were clearly penned by a different person;

7- I prepared a report of my findings. A copy of my report is attached hereto;

8- A copy of my curriculum vitae is also attached hereto.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

This declaration is executed on July 3, 2008, at Santa Monica, California.

Eva R. Salzer

EVA R. SALZER

**DECLARATION OF EVA SALZER
(Forensic Document Examiner)**

EXHIBIT-C

I, Eva R. Salzer, declare:

1. I am a certified questioned document examiner. This declaration is based on my personal knowledge.

2. At the request of Mr. Kareem Salessi, I examined four questioned documents recorded in the Orange County Hall of Records with the following consecutive numbers:

- | | |
|----------------------------|------------------------------------|
| 1. Document # 20020984378. | Description: GRANT DEED; |
| 2. Document # 20020984379. | Description: GRANT DEED; |
| 3. Document # 20020984380. | Description: DEED OF TRUST; |
| 4. Document # 20020984381. | Description: REVOLVING TRUST DEED; |

3- On the above 3rd and 4th questioned documents, I examined the signatures disputed by Kareem Salessi.

4- I examined and compared several documents signed by Kareem Salessi sent to me by telefax. I used the telefaxed signatures as Mr. Salessi's STANDARD SIGNATURES;

6- I found some stroke differences between Mr. Salessi's signatures on the two questioned deed documents and the standard signatures which were faxed. I made a qualified determination that the questioned documents' signatures of Mr. Salessi were not penned by Mr. Salessi. My conclusion was qualified since the standard signatures were sent by fax.

7- I prepared a report of my findings. A copy of my report is attached hereto;

8- A copy of my curriculum vitae is also attached hereto.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

This declaration is executed on July 3, 2008, at Santa Monica, California.

Eva R. Salzer

EVA R. SALZAR



TOM DALY
CLERK-RECORDER

PROPERTY RECORDS
BIRTH AND DEATH RECORDS
MARRIAGE LICENSES/RECORDS
PASSPORTS
FICTITIOUS BUSINESS NAMES
NOTARY REGISTRATION
ORANGE COUNTY ARCHIVES

Kareem Salessi
28841 Aloma Avenue
Laguna Niguel, CA 92677

January 16, 2008

Dear Mr. Salessi:

Thank you for visiting the Orange County Clerk-Recorder Department.

As it was explained to you when you visited our office on December 28, 2007, and again on January 11, 2008, it is the responsibility of this Department to record those documents that meet the recording requirements of California State law. The Clerk-Recorder is not authorized to determine the correctness of the information set forth, but only ensure that a document meets the minimum State mandated threshold to be recorded. The requirements to record a document are governed by statute, as are the duties of the Clerk-Recorder in respect to recording these documents and is strictly prescribed by law.

Please know that State Business & Professions Code 6125 prohibits the Clerk-Recorder Department from rendering legal advice. As a courtesy, we have forwarded the copies you left in our Department, of your correspondence with other agencies, to the District Attorney's Consumer Protection Unit. If you believe that fraud has occurred you may wish to consult with an attorney.

I hope this response adequately answers your questions.

Sincerely,

Terri Nissen
Senior Recording Supervisor

EXHIBIT-D



CURRICULUM VITAE

Eva R. Salzer

Board Certified Document Examiner



BOARD CERTIFICATIONS

- ◆ Court Qualified Expert Witness in Handwriting Identification in California
- ◆ National Board of Document Examiners, New York, NY, 1988
- ◆ National Association of Document Examiners, Princeton, NJ, 1994
- ◆ National Association of Document Examiners, recertified, 2005

MEMBERSHIP AND OFFICES IN PROFESSIONAL SOCIETIES

- ◆ National Association of Document Examiners (NADE) Member
- ◆ NADE, Chair Ethics Committee, 1995
- ◆ NADE, Chair Membership Committee, 1998, 1999
- ◆ NADE, Member Certification Committee, 1997
- ◆ American Handwriting Associations Foundation (AHAF) Greater Los Angeles Chapter President 1992
- ◆ AHAF, Chair, 1993 National Convention
- ◆ Vice President, California Coalition of Forensic Handwriting Experts, 1997, 1998, 1999
- ◆ Forensic Expert Witness Association Member (Board Member, 2005)

EXHIBIT-E

EDUCATION

- ◆ BA Degree in Social Welfare, California State University, Northridge, 1964
- ◆ MA Degree in Special Education, California State University, Los Angeles, 1977
- ◆ Numerous Professional Seminars, Workshops, and Conferences
- ◆ Seminar by Larry Ziegler, Senior Forensic Document Examiner for the FBI, 1996
- ◆ Andrew Bradley Training Course in Forensic Document Examination, Denver, CO, 1995
- ◆ Andrew Bradley Advanced Studies in Forensic Document Examination, Denver, CO, 1998

EXPERIENCE

- ◆ Conducted Lecture for Public Defenders
- ◆ Conducted Lecture for San Fernando Valley Criminal Bar Association
- ◆ Conducted Lecture for Los Angeles Bar Association on Questioned Documents
- ◆ Conducted Lecture for Experts on Deposition at National Conferences, 1994
- ◆ Testified and Wrote Letters of Opinion for Public Defenders and Other Attorneys, Banks, Real-Estate Firms and Other Organizations Concerning Wills, Forgeries, Identities, and Certifications
- ◆ Was Assigned United States Delegate to China under the Cultural Exchange Program in Handwriting Analysis, 1987

-- Revised in 2007 --

voice: 310/458-1121 fax: 310/451-1867