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January 22, 2025

By Email: clerk@cityofirvine.org

Mr. Carl Petersen
Clerk of the City of Irvine
One Civic Center
Irvine, CA 92612
clerk@cityofirvine.org

**RE: Objection to Candidacy of Tammy Kim for Irvine City Council District 5
Special Election; Potential Filing of False Candidacy Papers.**

Dear Mr. Petersen:

This law firm represents Ron Scolesdang who is a resident and voter within Irvine City Council District 5. On behalf of our client, we write to formally demand that the City of Irvine decline to accept (and reject) any nomination papers filed by Tammy Kim for the special election in District 5, pursuant to the qualifications and requirements established by California law and the City Charter. Ms. Kim is not a resident of District 5, nor has she ever been a resident of District 5 relevant to the forthcoming April 15, 2025 election.

In fact, Ms. Kim has resided in District 3 for over ten years and her fake residence in District 5 fails to establish her candidacy in that District and she is therefore barred from running for this special election.

Since the original drafting of this letter, Kim has “moved” again to attempt to cure her residency problem, but she cannot be allowed to do so based on two factors: existing law and her previous behavior.

Legal Basis for Challenge to Ms. Kim’s Candidacy

Under California Elections Code Section 201, no individual is eligible to be elected or appointed to an elective office unless they are a “registered voter and otherwise qualified to vote for that office at the time nomination papers are issued.” Section 333 of the Elections Code further defines “nomination documents” to include the declaration of candidacy and nomination papers.

In order to qualify as a voter, Article II, Section 2 of the California Constitution requires residency within the district in which the vote is cast. California courts, including the decision in

Schaaf v. Beattie (1968) 265 Cal.App.2d 904, have affirmed that residency within the election district is a constitutional prerequisite.

Elections Code Section 2000 codifies this principle, stating that only individuals residing within the district are qualified to vote and, by extension, to run for office in that district. The residency requirement is further reinforced by multiple provisions of the Elections Code, including sections 2116, 2118, 2201(g), and 2221(i), which all emphasize the necessity of residency for voter qualification.

Not only did Kim register at the fake address in District 5 earlier in 2024, but according to the attached documentation, voted in a District election in November of 2024 in District 5, where she did not actually reside.

Further, Kim “pulled papers” on December 23, 2024 to run for the Special Election for District 5, however, on January 13, 2025, after the surveillance contained in the attached report had been conducted, Kim had nomination papers re-issued just 5 days before the closing period of the nominations for the Special Election.

Rather than “curing” the issue, Kim has now been caught “red handed.” She never lived in District 5 during the course of 2024, voted at a fake address associated with one of her Non-profit Board Members, pulled papers to run from that fake address for the District 5 Special Election, and only once she was caught, did she attempt to cure the deficiency with a last ditch new “move.” This “gaming” of the system is illegal and specifically prohibited under the relevant case law and Statutes.

Kim may also be guilty of a crime. A candidate who knowingly files false candidacy papers is guilty of a crime, punishable by monetary fine and/or imprisonment. Elections Code section 18203 provides that “[a]ny person who files or submits for filing a nomination paper or declaration of candidacy knowing that it or any part of it has been made falsely is punishable by a fine not exceeding one thousand dollars (\$1,000) or by imprisonment pursuant to subdivision (h) of Section 1170 of the Penal Code for 16 months or two or three years or by both that fine and imprisonment.”¹

Definition and Proof of Residency

Under California Elections Code Section 349 and Government Code Section 244, “residence” is defined as an individual’s domicile “the place in which his or her habitation is fixed,

¹ Kim might also be guilty of the additional crime of filing a false affidavit of voter registration. Filing a false voter registration affidavit is punishable by imprisonment. Elections Code section 18100(a) provides specifically that “[e]very person who willfully causes, procures, or allows himself or herself or any other person to be registered as a voter, knowing that he or she or that other person is not entitled to registration, is punishable by imprisonment pursuant to subdivision (h) of Section 1170 of the Penal Code for 16 months or two or three years, or in a county jail for not more than one year.”

wherein the person has the intention of remaining, and to which, whenever he or she is absent, the person has the intention of returning.” Legal precedent establishes that residency requires a union of both the act of residing and the intention to remain (*Fenton v. Board of Directors* (1984) 156 Cal.App.3d 1107).

In *Pierce v. Harrold* (1982) 138 Cal.App.3d 415, the court disqualified a candidate for filing a false declaration of candidacy based on evidence such as utility bills, tax exemptions, and the location of primary personal activities. Statements of intent to reside in a district, without corroborating evidence, were deemed insufficient to establish residency.

In addition, California Elections Code Section 2024 provides that the mere intention to acquire a new domicile, without the fact of removal avails nothing, neither does the fact of removal without the intention. In *Aldabe v. Aldabe* (1962) 209 Cal.App.2d 453, 467, the Court held: “A man’s home is where he makes it, *not where he would like to have it.*” (Emphasis added.)

Indeed, California law presumes that, once a domicile is acquired, it continues until it is shown that a new domicile is acquired. (*Murphy v. Travelers Ins.* (1949) 92 Cal.App.2d 582; *Griffin v. Griffin* (1953) 122 Cal.App.2d 92, 98. Buying or renting a second residence does not result in a *new* domicile. That is a separate analysis. An individual may have multiple residences, but only one domicile (Elec. Code, §349). In *Sheehan v. Scott* (1905) 145 Cal. 684,2 689, the California Supreme Court held:

After it had been shown that he had acquired a domicile in the County of Santa Clara, the burden of proof was upon him [i.e., the candidate] to show he had acquired [the new] domicile in San Francisco.

(145 Cal. at 688- 689.)²

Facts

The screenshot below from Ms. Kim’s social media shows her celebrating Thanksgiving at the [REDACTED] address in District 3 where she has continued to reside, notwithstanding her sham fraudulent attempt to establish residency in District 3.

² *Sheehan* was reversed on other grounds (the constitutionality of a multi-year residence requirement) in *Zeilinga v. Nelson* (1971) 4 Cal.3d 716. *Zeilinga* did not address at all the shifting of the burden of proof.



In furtherance of this evidence, our client has received the attached report from a licensed private investigator who has observed both residences over the course of the past few weeks and he has observed her coming and going from, loading groceries into, and regularly parking her car at her true residence on [REDACTED] in District 3. Photos within the attached report show Kim bringing a load of items into her home at [REDACTED], not a nominal delivery for a home where she doesn't reside.

The private investigator also reports he did *not once* witness Kim visit or sleep in the sham residence in District 5 and observed other people using the parking garage assigned to the address, which he later confirmed belonged to a Board Member of her organization and who told the investigator that they had lived there for 8 years and never rented a room to anyone. A copy of that report is attached.

We do not have access to her DMV records or evidence such as a homeowner's exemption remaining on file, but the District Attorney's office does and can certainly add additional facts to this assertion.

Furthermore, Kim's last minute re-submission of the nomination papers is not a cure of the deficiency, but rather a *prima facie* admission of guilt to both Voter Fraud in the November 2024 election as well as the attempt to defraud the voters of Irvine in the Special Election of 2025.

Conclusion

Based on the foregoing, it is clear that Kim has lived and continues to live in the residence where she has resided continuously for over a decade, at [REDACTED] in District 3 and has not qualified under State or Municipal law to live in District 5. Kim must demonstrate both the act of residing and the intention to remain within District 5 to qualify as a candidate, which she clearly cannot do. Should her nomination papers be filed without unequivocal proof of residency, the City of Irvine would be in violation of California election law, the Irvine City Charter, and the most recently passed Initiative by the voters of Irvine, by allowing her candidacy.

I respectfully request that you ensure adherence to these statutory and constitutional requirements and decline to accept any filing from Ms. Kim unless and until she meets the legal qualifications for candidacy in District 5.

Please consider this letter as an official objection, with a copy sent to the Orange County District Attorney, Todd Spitzer, for his review.

Should the City accept her filing, a writ will be filed to reverse this action and to ensure that the representative democracy approved by the voters of Irvine is faithfully preserved.

Very truly yours,



Brian T. Hildreth

CC: Todd Spitzer, *Esq.*
Orange County District Attorney
300 North Flower Street
Santa Ana, CA 92703
By email: todd.spitzer@ocdapa.org

The United States Attorney's Office
Central District of California
Santa Ana Branch Office
411 W. 4th St. Suite 8000
Santa Ana, CA 92701



MATTHEWS DOKTER & ASSOCIATES
1536 W. 25th Street, #112
San Pedro, CA 90732
(424) 772-1030
PI License #188476

ATTORNEY – CLIENT WORK PRODUCT
Privileged and Confidential

REPORT OF INVESTIGATION

Prepared for: Client 24-1217
Investigation by: Matthews Dokter & Associates
Date of Report: January 11, 2025

TAMMY KIM SHIN
INVESTIGATIVE REPORT

Matthews Dokter & Associates declares that information obtained from on-line databases does not constitute official records. Any user of the information and data is hereby advised that they are being provided information "as-is" without warranty of any kind, and that they may be subject to errors or omissions. To the extent permitted by applicable law, Matthews Dokter & Associates disclaims all warranties, including, without limitation, any implied warranties of merchantability, accuracy and fitness for a particular purpose, and non-infringement. The user acknowledges and agrees that Matthews Dokter & Associates is not liable in any way whatsoever for the accuracy or validity of the information provided. Further, the information provided may contain personal identifying information and should be safeguarded against unlawful disclosure. The information provided is a compilation of public records/data for your review.

PURPOSE OF INVESTIGATION: To determine if Tammy Kim, aka Tammy Kim Shin was presently residing at the address [REDACTED], Irvine, CA 92614.

CONCLUSION: The evidence collected in this investigation supports the conclusion that Tammy Kim does not reside at [REDACTED], Irvine, CA 92614. Further, the evidence collected strongly suggests Tammy Kim resides at [REDACTED], Irvine, CA, a property which she owns.

SUMMARY: This investigation determined that Tammy Kim Shin does not reside at [REDACTED], Irvine, CA 92614. Indeed, [REDACTED] and his wife, [REDACTED] along with their children, are the only residents at [REDACTED] and have been so for the last eight years.

This investigation applied a conservative approach and initially gathered intelligence through the careful analysis of database and public records searches. Once the records were analyzed, a plan was developed to gather information from multiple addresses in an efficient manner. Site surveys at three addresses that ranged from pre-dawn hours to after dark were implemented and then adjusted based on the continuing analyses of collected intelligence. Through the course of the investigation, Tammy Kim and her black [REDACTED] were observed at [REDACTED], while [REDACTED], her children, and their [REDACTED] were observed at [REDACTED]. [REDACTED] license plate [REDACTED] was determined to be a vehicle registered in California under the name Tammy Kim. [REDACTED] license plate [REDACTED] was determined to be registered to [REDACTED].

After several unsuccessful attempts to contact the residents of [REDACTED] (who were later determined to be [REDACTED] and [REDACTED]) at their apartment, a decision was made to contact either [REDACTED] or [REDACTED] as they were leaving their apartment in the morning. Successful contact with [REDACTED] was made on the morning of 9 January 2025 at approximately 0810 hours seconds after they left their apartment. Park and her teenage daughter were briefly interviewed on the sidewalk and stated that no one but their family has lived with them in their apartment and they have lived there for approximately eight years.

Contact with Park was done in a discreet manner and no mention was made of the name Tammy Kim Shin in the event law enforcement or the Orange County District Attorney's office were to decide to initiate an investigation. Furthermore, no mention of Tammy Kim Shin was made to Park in the event Park or one of her family members was complicit in Tammy Kim Shin's false claim that she (Kim) was a resident of [REDACTED] and was claiming this was her residence for illegal or fraudulent purposes. To date, this investigation has not been able to determine if there is any connection between Tammy Kim Shin and any of the [REDACTED] family members.

The below is a day by day summary of investigation that was conducted:

19 December 2024

0620 – Investigator arrived on scene at [REDACTED], all lights in unit were off.

0700 – Exterior lights went off (on timer)

0717 – Lights inside [REDACTED] turned on

0723 – Lights inside [REDACTED] turned off

0739 – Hispanic male adult arrived in [REDACTED] pickup (license plate [REDACTED]), parked on red curb, and partially blocked view of garage # [REDACTED]. Driver is later determined to be worker associated with maintenance work being conducted at the apartment complex.

0740 - Asian female adult, (later determined to be [REDACTED]), and her son, walk to the garage door. [REDACTED] opened garage door [REDACTED] that corresponded to apartment [REDACTED]. [REDACTED]'s son retrieved a bicycle and the door closed. [REDACTED] appeared to be escorting her son toward his school.

0758 – Tree trimming services were in progress at [REDACTED] and neighboring homes.

0800 – RING doorbell observed at entrance to [REDACTED].

0814 – No [REDACTED] observed at [REDACTED], Irvine, CA, premises of Asian Americans Rising, Inc.

1037 – Investigator advised by text that Tammy Kim was standing by her garage door and appeared to be on her cellphone. Tammy Kim described as wearing dark pants and something like a denim shirt.



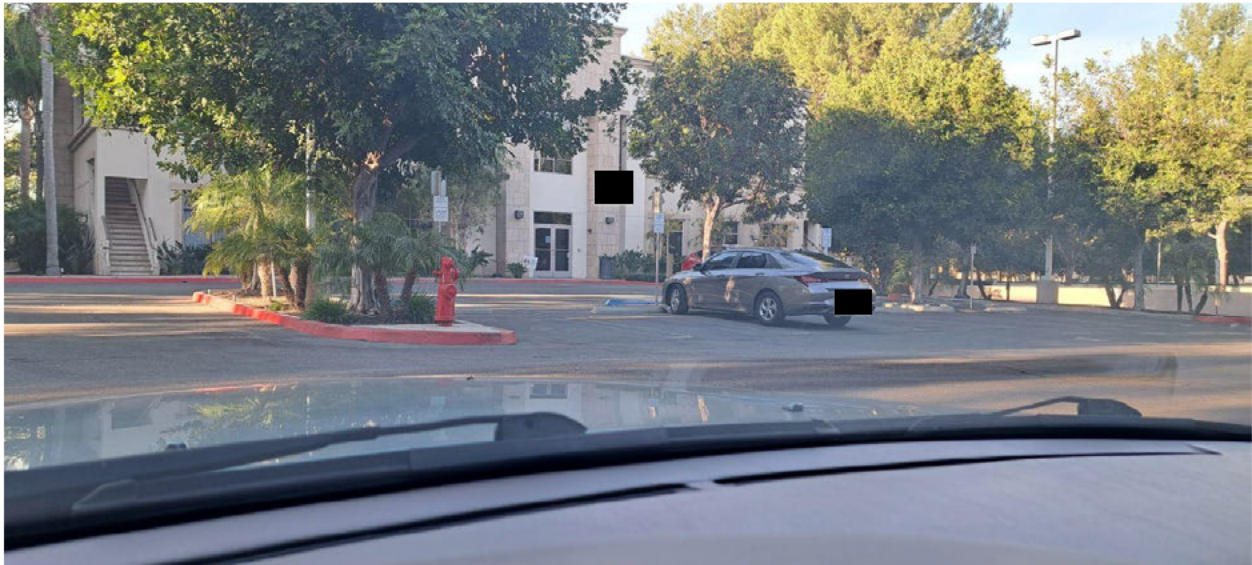
██████████ @ 0638 hrs.



Side view of walkway and entry to ██████████ – garages seen on right side of photo.



3 stall garage, one of which corresponds to [REDACTED].



[REDACTED], Irvine, CA premises of Asian Americans Rising, Inc. and Zenith Partners, organizations with which Tammy Kim is affiliated.



██████████ from across a field with garage seen to the left.

28 December 2024

1005 – Investigator arrived on scene at [REDACTED]; no lights were on in residence.

1119 – Black [REDACTED], license plate [REDACTED] (seen with binoculars) arrived and entered garage.

1120 – Tammy Kim exited garage carrying a box like she had been to Costco.

1121 – Tammy Kim carried box to her house.

1123 – Upstairs lights turned on inside [REDACTED] residence.

1135 – Observed [REDACTED] apartment, assessed neighborhood and parking areas, knocked on door of [REDACTED] but no one answered. Child’s plastic, blue-colored play table outside front door to [REDACTED].



1005 hrs. [REDACTED] garage – no activity..



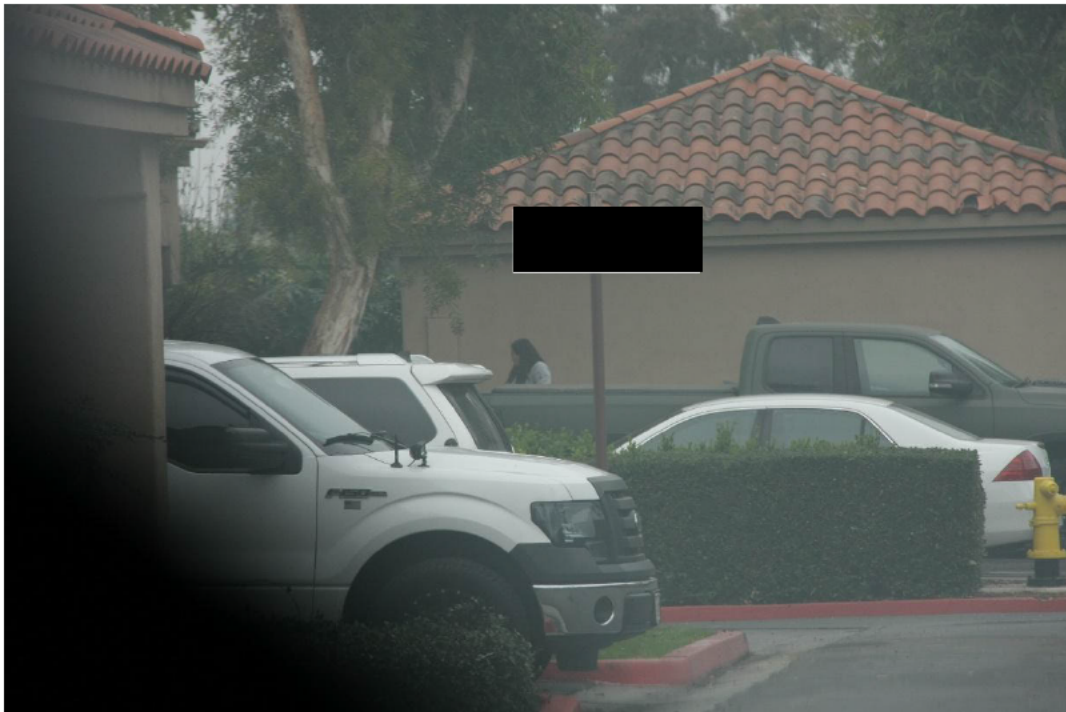
1119 hrs black [REDACTED] (registered to Tammy Kim) arrived at garage.



1120 hrs. Tammy Kim at her garage.



1120 Tammy Kim carrying a box to her house.



1121 Tammy Kim carrying box to her house.

Privileged and Confidential

SEQ:1875672 REF: MD
CUST#:OL02844 OV AGENT: REC DATE: 12/29/24 TIME: 10:57AM

ON-LINE VEHICLE RECORD FOR THE STATE OF CA

ITEM REQUESTED: [REDACTED]

-----BASIC RECORD-----

LICENSE: [REDACTED] VEH ID NO: [REDACTED]

MODEL YEAR: 22 MAKE/BUILDER: [REDACTED] POWER/FUEL: G - GAS
VLF CLASS: HD (\$26,800 TO \$26,999.99) *-YEAR: 24 LEG OWNER CD: 3

DATE EXPIRES: 06/22/25 REGISTRATION ISSUE DATE: 07/03/24
SOLD/PURCHASED: 00/00/22 OWNERSHIP ISSUE DATE: 03/11/24

BODY CODE: 0 - COUPE
BODY TYPE MODEL: CP - COUPE
TYPE LICENSE: 11 - REGULAR AUTO
TYPE VEHICLE: 12 - AUTOMOBILE-USED

-----REGISTERED OWNER-----

KIM TAMMY

-----RECORD STATUS-----

06/24/24 SMOG DUE 06/22/30
02/15/2024-ODOMETER: 11,766 MILES ACTUAL MILEAGE

-----FEE CALCULATION-----

ESTIMATE ONLY! Based on information received from DMV. It does not include transfers, duplicates, etc. We make no representation or warranties, either expressed or implied, regarding the currentness, accuracy and/or completeness of any data.

NO FEES CURRENTLY DUE BASED ON REGISTRATION DUE DATE OF 06/22/2025.
=====END OF RECORD=====

DMV record revealed registered owner of [REDACTED] is Tammy Kim.

Reported address history for Tammy Kim for the previous 10 years (from database searches):

- [REDACTED], IRVINE, CA 92620-5724 (ORANGE COUNTY) (04/2006 to 12/06/2024)
- [REDACTED], LOS ANGELES, CA 90034-1943 (LOS ANGELES COUNTY) (03/09/2001 to 03/18/2024)
- [REDACTED], COLUMBIA, MD 21045-5522 (HOWARD COUNTY) (12/2010 to 12/2020)
- [REDACTED], IRVINE, CA 92620-5757 (ORANGE COUNTY) (08/16/2019 to 08/16/2019)
- [REDACTED], IRVINE, CA 92620-7702 (ORANGE COUNTY) (11/10/2015 to 06/13/2018)
- [REDACTED], ORANGE, CA 92869-2436 (ORANGE COUNTY) (03/01/2002 to 04/01/2017)
- [REDACTED], IRVINE, CA 92620-2536 (ORANGE COUNTY) (11/09/2015 to 11/09/2015)
- [REDACTED], IRVINE, CA 92620-1976 (ORANGE COUNTY) (11/08/2014 to 11/08/2014)

Database checks also located one current property deed for [REDACTED] that indicated Tammy Kim was the legal owner; property noted as "homestead."

Current Property Deeds (1 Found)

Purchase Date: 07/14/2006	
<p>[REDACTED], IRVINE, CA 92620-5724 (ORANGE COUNTY) Homestead APN: [REDACTED] APN Sequence Number: 001 Date Subject First Seen as Owner: 07/14/2006 Date Subject Last Seen as Owner: 2022 Legal Description: [REDACTED] [REDACTED] Building Square Feet: 1,679 Living Square Feet: 1,679 Year Built: 1989</p>	<p><u>Latest Tax Roll/Assessment Information</u> Tax Year: 2021 Tax Amount: \$7,209.54 Assessed Year: 2022 Assessed Value: \$694,378 Sale Date: 12/18/2015 Sale Amount: \$550,000 Document Number: 524534 Total Value: \$694,378 Land Value: \$464,013 Improvement Value: \$230,365 Bedrooms: 2 Baths: 2</p>
Most Current Ownership Information - 07/14/2006	
<p>Owner: TAMMY KIM SHIN Mailing Address: [REDACTED], IRVINE, CA 92620-5724 (ORANGE COUNTY) Seller: GRACE MARTIN [REDACTED], IRVINE, CA 92620-5724 (ORANGE COUNTY) Owner Relationship Type: Unmarried Woman Sale Date: 07/14/2006 Sale Code: Full Value Sale Amount: \$550,000 Absentee Indicator: Situs Address Taken From Sales Transaction - Determined Owner Occupied Deed Sec Cat: Residential (Modeled) Universal Land Use: Condominium Property Indicator: Condominium (Residential) Resale New Construction: Resale Residential Model Indicator: Based On Zip Code and Value Property is Residential</p>	<p><u>Mortgage</u> Lender: BANK OF AMERICA NAMortgage Amount: \$135,000 Mortgage Loan Type: Conventional Mortgage Deed Type: Deed of Trust Mortgage Date: 12/18/2015 Mtg Sec Cat: CNV, Adjustable, Equity (Closed or Revolving), Conforming Mortgage Interest Rate Type: Adjustable Equity Flag: Yes</p> <p><u>Mortgage</u> Lender: WELLS FARGO BK NAMortgage Amount: \$330,000 Mortgage Loan Type: Conventional Mortgage Deed Type: Deed of Trust Mortgage Term: 15 Years Mortgage Date: 09/01/2010 Mortgage Due Date: 10/01/2025 Mtg Sec Cat: CNV, Fixed, Refinance, Conforming Refi Flag: Loan to Value is More Than 50%</p> <p><u>Mortgage</u> Lender: CITIMORTGAGEMortgage Amount: \$340,000 Mortgage Loan Type: Conventional Mortgage Deed Type: Deed of Trust Mortgage Term: 30 Years Mortgage Date: 04/18/2008 Mortgage Due Date: 05/01/2038 Mtg Sec Cat: CNV, Fixed, Refinance, Conforming Refi Flag: Loan to Value is More Than 50%</p> <p><u>Mortgage</u> Lender: BANK OF AMERICAMortgage Amount: \$400,000 Mortgage Loan Type: Conventional Mortgage Deed Type: Deed of Trust Mortgage Term: 30 Years Mortgage Date: 07/31/2006 Mortgage Due Date: 09/01/2036 Mtg Sec Cat: CNV, Fixed, Conforming</p>

Below is a current copy of a 4-page Grant Deed of Trust, recorded 9/13/2010 in Orange County for [REDACTED], Irvine, CA 92620, owned by Tammy Kim Shin.

[REQUESTED BY]
NATIONWIDE TITLE CLEARING, LLC
[WHEN RECORDED MAIL TO]
TAMMY SHIN
[REDACTED]
IRVINE, CA 92620
Loan Number [REDACTED]

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder
 170.00
* \$ R 0 0 1 3 4 4 9 0 1 1 \$ *
2022000004921 9:30 am 01/05/22
399 RW9A S15 R01 1
0.00 0.00 0.00 0.00 0.00 0.00 0.000.00150.00 6.00

SUBSTITUTION OF TRUSTEE and FULL RECONVEYANCE

The undersigned, **WELLS FARGO BANK, N.A.**, as the current beneficiary of that certain Deed of Trust executed by **TAMMY KIM SHIN** (Trustor), and recorded 09/13/2010 in the Office of the Recorder of **ORANGE** County, State of **California**, Instrument # **2010000451535**, of Official Records, does in accordance with the provisions of said Deed of Trust hereby substitute **WELLS FARGO BANK, N.A.** as Trustee in place and stead of the Trustee therein, and does hereby vest **WELLS FARGO BANK, N.A.** as substituted Trustee with all rights, title, estate, power, duty and trusts conferred by said Deed of Trust;

Dated this 05th day of January in the year 2022
WELLS FARGO BANK, N.A.

[REDACTED]

PATRICK MCCABE
VICE PRESIDENT LOAN DOCUMENTATION

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.
WHEREAS the current beneficiary having represented to the Trustee that the obligation secured by said Deed of Trust has been fully paid and/or satisfied,

NOW THEREFORE, **WELLS FARGO BANK, N.A.**, as substituted Trustee, DOES HEREBY GRANT AND RECONVEY unto the parties entitled thereto, without warranty, all the estate and interest granted to said Trustee under said Deed of Trust in the lands therein described, situated in the County of **ORANGE**, State of **California**. Reference being hereby made specifically to said Deed of Trust and the record thereof for a particular description of said lands.

WELLS FARGO BANK, N.A.

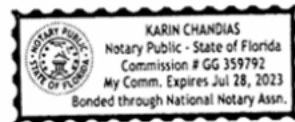
[REDACTED]

MELISSA DENNEY
VICE PRESIDENT LOAN DOCUMENTATION

STATE OF FLORIDA COUNTY OF PINELLAS
The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 05th day of January in the year 2022, by **Patrick McCabe** and **Melissa Denney** as **VICE PRESIDENT LOAN DOCUMENTATION** and **VICE PRESIDENT LOAN DOCUMENTATION**, respectively, on behalf of their respective entities, who, as such **VICE PRESIDENT LOAN DOCUMENTATION** and **VICE PRESIDENT LOAN DOCUMENTATION** being authorized to do so, executed the foregoing instrument for the purposes therein contained. They are personally known to me.

[REDACTED]

KARIN CHANDIAS
COMM EXPIRES: 07/28/2023



Document Prepared By: Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
WFHRC 430108608 DOCR T052201-12:19:36 [C-1] ERCNCA61



D0089213218

Recorded in Official Records, Orange County

Tom Daly, Clerk-Recorder



12.00

2006000524534 04:00pm 08/04/06

108 73 G02 3

302.50 302.50 0.00 0.00 6.00 0.00 0.00 0.00

RECORDING REQUESTED BY:
Fidelity National Title

AND WHEN RECORDED MAIL TO:

Tammy Kim Shin

Irvine, CA 92620

Order No. 30131830-JJ

Escrow No. 2-2092-DM

Parcel No. [REDACTED]

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

30131830-33-1

THE UNDERSIGNED DECLARE (S) THAT DOCUMENTARY TRANSFER TAX IS \$605.00

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area: Irvine, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Grace Martin, an unmarried woman

hereby Grant (s) to Tammy Kim Shin, an unmarried woman

the following described real property in the County of Orange, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART OF.

Date July 14, 2006

[REDACTED]

Grace Martin

STATE OF ~~CALIFORNIA~~ ^{OREGON} }
 COUNTY OF ~~BENTON~~ ^{BENTON} } S.S.

On 25th July 2006, before me, MICHELE L PETERS,
 personally appeared GRACE MARTIN
 personally known to me (or 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.

WITNES my hand and official seal
 Signature [REDACTED]



This area for official notarial seal.

Mail Tax Statement to: SAME AS ABOVE or Address Noted Below

A
EXHIBIT "ONE"

PARCEL 1:

Unit No. [REDACTED] ("Unit"), as shown and described in the Condominium Plan for Lot [REDACTED] of Tract No. [REDACTED] ("Condominium Plan"), in the City of Irvine, County of Orange, State of California, which Condominium Plan was recorded April 7, 1989 as Instrument No. 89-182858 of Official Records of Orange County, California.

PARCEL 2:

An undivided 1/42nd interest as a tenant in common in the fee interest in and to the Common Area of Lot [REDACTED] of Tract No. [REDACTED] ("Common Area"), as shown on a map recorded in Book [REDACTED], Pages [REDACTED] through [REDACTED] inclusive, of Miscellaneous Maps, records of Orange County, California, which Common Area is shown and defined in the "Condominium Plan".

EXCEPT THEREFROM all oil, gas, minerals and other hydrocarbons, below a depth of 500 feet, without the right of surface entry, as reserved in instruments of record.

EXCEPT THEREFROM all water and subsurface water rights, without the right of surface entry, below a depth of 500 feet, as dedicated or reserved in instruments of record.

PARCEL 3:

The easement as set forth and described in the Subsection entitled "Access, Use and enjoyment" of the Section entitled "Reservation of Easements By Declarant" in the Article entitled "Easements" of the Declaration of Covenants, Conditions and Restrictions for [REDACTED] recorded January 27, 1989 as Instrument No. 89-047956 of Official Records of Orange County, California, as amended ("Declaration"), as imposed by that certain Supplementary Declaration of Covenants, Conditions and Restrictions for [REDACTED] (Phase 2) recorded April 7, 1989 as Instrument No. 89-182857 of said Official Records.

PARCEL 4:

The easement as set forth and described in the Section entitled "Encroachment Easements For Owners" of the Article entitled "Easements" of the "Declaration".

PARCEL 5:

An exclusive easement over that portion of the Common Area designated as Exclusive Use Common Area for the Unit on the "Condominium Plan" and as set forth and described in the Subsection entitled "Exclusive Use Common Areas" of the Section entitled "Reservation of Easements By Declarant" in the Article entitled "Easement" of the "Declaration".

Assessors Parcel No: [REDACTED]

GOVERNMENT CODE 27361-7

I CERTIFY UNDER THE PENALTY OF PERJURY THAT THE NOTARY ACKNOWLEDGEMENT ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

NAME OF NOTARY: Michele L Peters .

COMMISSION #: 400154 .

COUNTY IN WHICH BOND IS FILED: Benton

DATE COMMISSION EXPIRES: 12-5-09

MANUFACTURER/VENDOR NO: N/A

DATE: 8/2/06

MICHELLE BROWN 
FIDELITY NATIONAL TITLE

SANTA ANA, CA
PLACE OF EXECUTION

6 January 2025

0642 – Light upstairs in [REDACTED] went on and then off.

0718 – Asian female (later identified as [REDACTED]) and her son observed briefly to the right side of the building and then walked northerly toward parking area not further observed.

0730 – Hispanic male adult arrived in [REDACTED] pickup and opened gate for work.

0840 – 1015 hours, Tammy Kim not observed at [REDACTED]; newspapers observed on door step to [REDACTED].

1915 – Investigator returned to [REDACTED]; no lights were on.

1932 – Long rectangular box next to front door of [REDACTED] addressed to Tammy Kim. Box photographed. Previously seen newspapers were no longer on doorstep.

2000 – Spot check conducted of [REDACTED]; all lights in apartment were on.

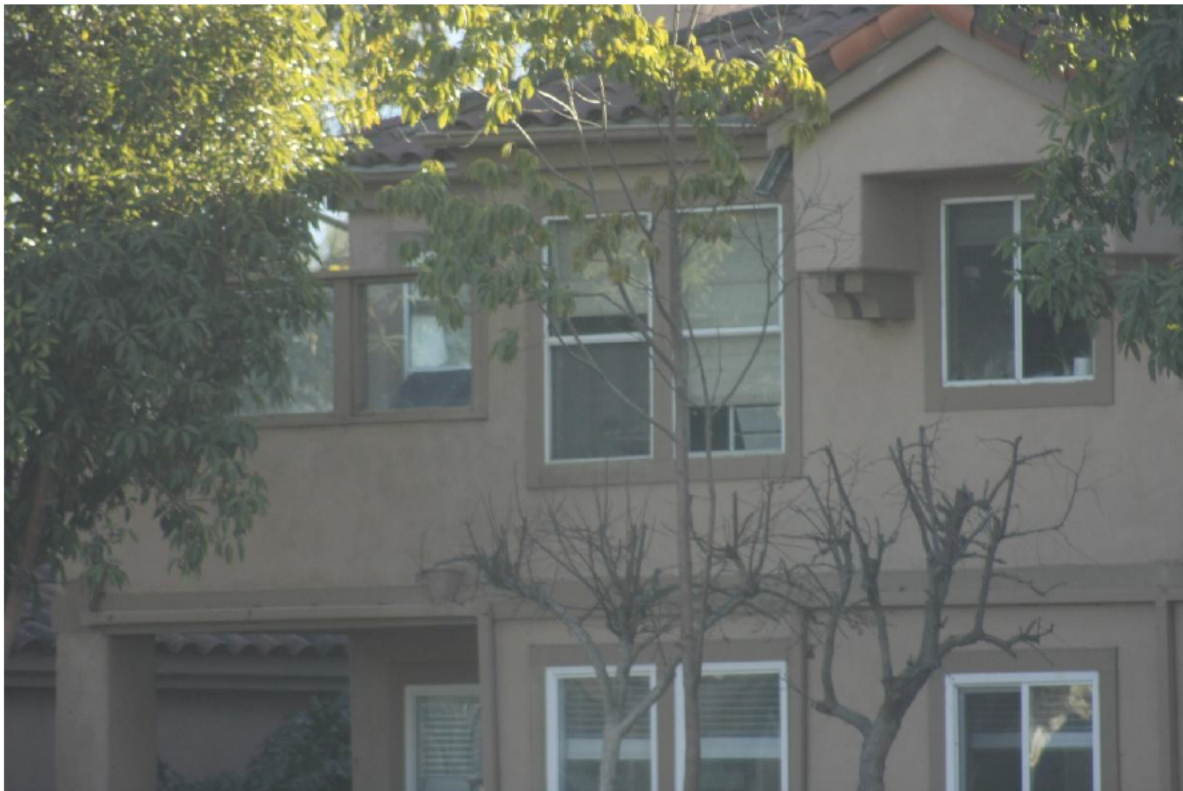
2100 – 2200 no activity seen at [REDACTED], no lights on inside [REDACTED] and package still at door.



0640 hrs. at [REDACTED] garage door at rear of apartment.



0755 hrs. rear of [REDACTED] in parking area; construction gate opened for work.



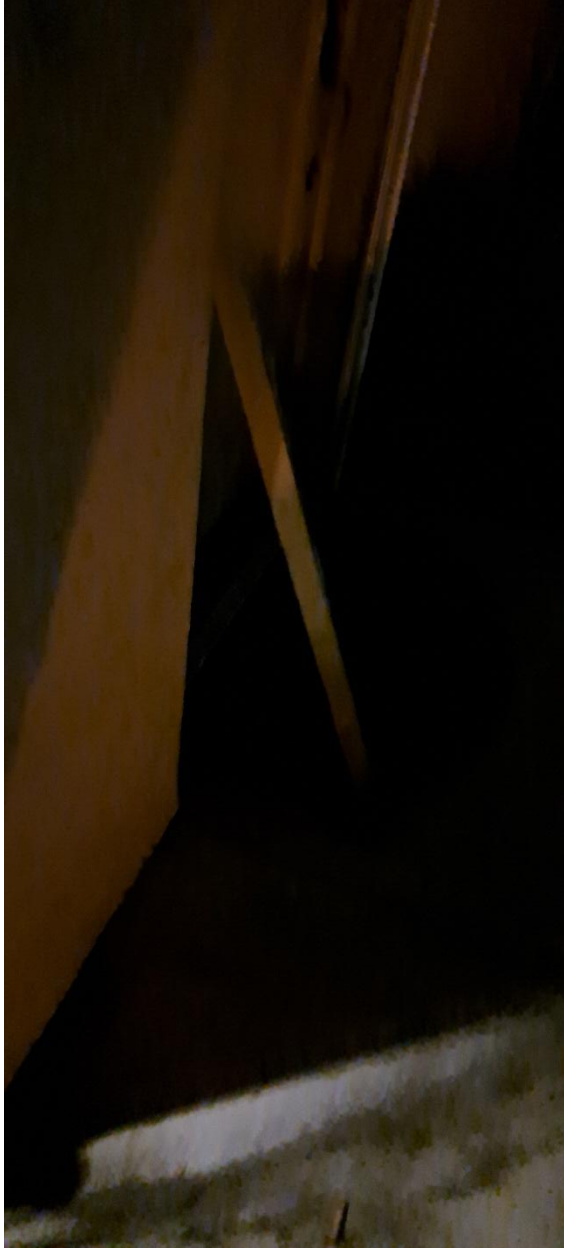
0833 hrs. at [REDACTED] – Tammy Kim not observed.



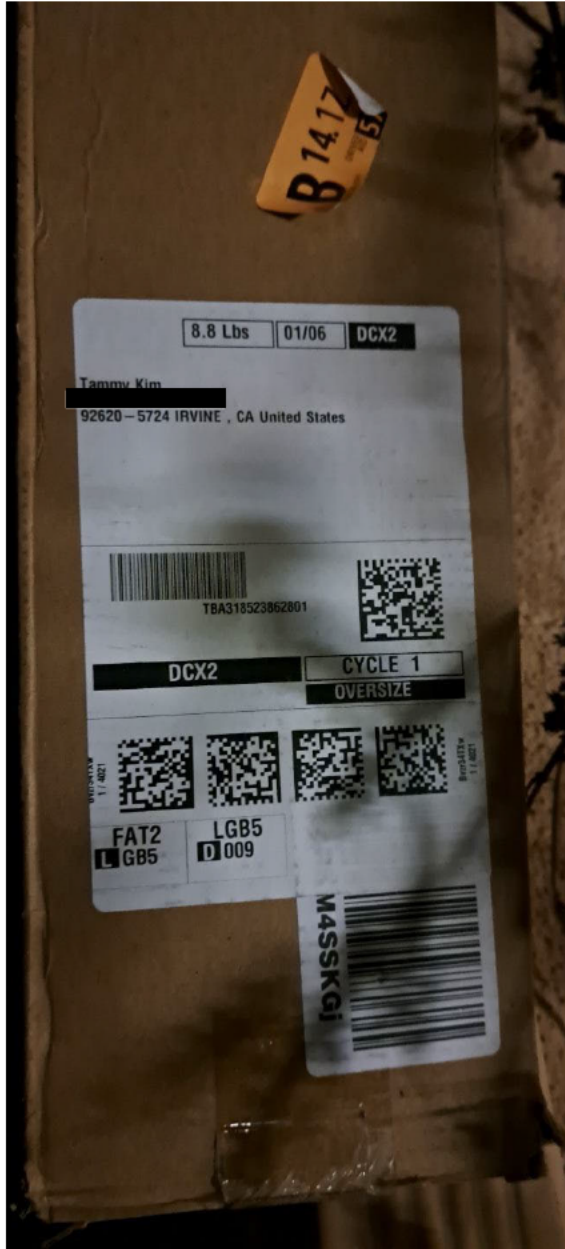
0842 hrs. at [REDACTED] – Tammy Kim not observed.



1009 hrs. at [REDACTED] – newspaper and other item on door step of [REDACTED] – Tammy Kim not observed.



1932 hrs. at [REDACTED] – long cardboard box addressed to Tammy Kim outside front door. All lights were off at [REDACTED]; newspapers on door step were gone.



Closeup (with help from neighbor's porch light) photograph of shipping label of package addressed to Tammy Kim delivered at [REDACTED].



2015 hrs. – rear of [REDACTED], all lights are on.



2017 hrs. – [REDACTED] – interior lights are on.

7 January 2025

1605 – Investigator conducted a door knock at [REDACTED] – no answer.

1620 - [REDACTED] SUV California License Plate [REDACTED] arrived at parking area for [REDACTED], circled but no available spot and drove to the next parking area behind [REDACTED].

1625 - Two Asian females ([REDACTED] and her daughter) and [REDACTED]'s son climbed stairs and entered [REDACTED].

1630 - [REDACTED] daughter exited [REDACTED], disappeared briefly from view, then seen climbing stairs at [REDACTED] where she knocked/entered residence.

1713 - [REDACTED] daughter exited [REDACTED]. Two minutes, younger Asian female believed to be [REDACTED] daughter drove away in a white SUV.

1726 – Investigator contacted male resident at [REDACTED] who advised occupants of [REDACTED] were a nice Asian family, a husband/wife in their mid-40s, an older daughter and younger son.

1730 – Investigator again door knocked [REDACTED], all lights were on but no answer.

1854 – Investigator conducted another door knock – all lights on but no answer. Observation of unit [REDACTED] continued until 1920 hrs. during which movement was seen inside the apartment. Lights were observed being turned on and off inside the unit.



1622 hrs. - [REDACTED] after it parked in the area behind [REDACTED].



1702 hrs. distant view of [REDACTED] upstairs (center of photograph.)

9 January 2025

0645 – observed a light on at [REDACTED]. [REDACTED] parked behind [REDACTED].

0810 – Investigator contacted [REDACTED] and her teenage daughter as they came down the stairs from [REDACTED] and onto the walkway heading toward the [REDACTED] [REDACTED] and daughter advised they have lived in [REDACTED] for 8 years, along with her husband, [REDACTED], and her son. No one else lives with them and they have not and do not rent rooms to anyone; it is only their family in [REDACTED].

0820 – [REDACTED] and daughter entered [REDACTED] and departed the parking lot.



0651 hrs. [REDACTED] parked behind [REDACTED]

Privileged and Confidential

SEQ:1901710 REF: MD
CUST#:OL02844 OV AGENT: REC DATE: 01/10/25 TIME: 8:16AM

ON-LINE VEHICLE RECORD FOR THE STATE OF CA

ITEM REQUESTED: [REDACTED]

-----BASIC RECORD-----

LICENSE: [REDACTED] VEH ID NO: [REDACTED]

MODEL YEAR: 25 MAKE/BUILDER: [REDACTED] POWER/FUEL: G - GAS
VLF CLASS: LJ (\$40,800 TO \$40,999.99) LEG OWNER CD: 4

DATE EXPIRES: 10/10/25 REGISTRATION ISSUE DATE: 10/11/24
SOLD/PURCHASED: 00/00/24 OWNERSHIP ISSUE DATE: 10/11/24

BODY CODE: 0 - UTILITY
BODY TYPE MODEL: UT - UTILITY
TYPE LICENSE: 11 - REGULAR AUTO
TYPE VEHICLE: 11 - AUTOMOBILE-NEW

-----REGISTERED OWNER-----

[REDACTED]

-----LEGAL OWNER-----

[REDACTED]
[REDACTED]
[REDACTED]

-----RECORD STATUS-----

10/12/24 SMOG DUE 10/10/33
10/08/2024-ODOMETER: 5 MILES ACTUAL MILEAGE

-----FEE CALCULATION-----

ESTIMATE ONLY! Based on information received from DMV. It does not include transfers, duplicates, etc. We make no representation or warranties, either expressed or implied, regarding the currentness, accuracy and/or completeness of any data.

NO FEES CURRENTLY DUE BASED ON REGISTRATION DUE DATE OF 10/10/2025.

=====END OF RECORD=====

Address [REDACTED], Torrance, CA 90501 was searched in public records and determined to be [REDACTED]. in Torrance, CA. It is assessed that [REDACTED] or [REDACTED] are employed at [REDACTED] in Torrance, CA and the vehicle is provided by the corporation for their use. An orange - colored parking permit was observed hanging from the rear-view mirror on the [REDACTED].

Database searches also identified [REDACTED] with possible cellphone [REDACTED] and [REDACTED] with possible cellphone [REDACTED] as current residents of [REDACTED], Irvine, CA.