

Thank you for your Interest in **11415 Spica Drive San Diego, CA !**

In this Package, please find the following for your review/completion:

1. ___MULTIPLE OFFER DISCLOSURE- We anticipate receiving Multiple Offers, so please have your Buyers make the offer their **HIGHEST AND BEST OFFER.**
2. ___Pacific REO Addendum - Buyer and Agent to sign and date.
3. ___TERMITE REPORT- Buyer to sign and date page 1 (return page 1 only)

Please include all of the above attachments with your Offer including a Copy of the Earnest \$ Deposit (**payable to your Real Estate Company, no starter checks, must be imprinted with the Buyers information**) & a Prequalification letter from Countrywide -Thomas Walters (760)268-4380

If this is a Cash Offer, Proof of Funds must be received with your offer and it must be dated within 60 days with the Buyers name on it.

*****PLEASE NOTE, IF ANY OF THE ABOVE IS NOT RECEIVED WITH YOUR OFFER, IT WILL NOT BE SUBMITTED TO THE SELLER DUE TO STRICT GUIDELINES*******

Email or fax Offers to:

GRSPACIFICREO@AOL.COM

(619)260-0903 FAX

Thank you,

PACIFIC REO PROPERTIES

MULTIPLE OFFER DISCLOSURE ADDENDUM

Date: _____ Buyer's Name _____

Property Address: 11415 Spica Drive San Diego, CA 92126

This property is now involved in a multiple Offer situation.

The Owner of Record [Bank] will entertain all Offers in the following manner:

- A. The Listing Agent must receive your BEST and FINAL Offer no later than _____ and must be in writing via fax or e-mail.
- B. The Bank shall have sole discretion to accept or reject any Offer received. The Bank is not required to accept any particular Offer, regardless of terms.
- C. Subsequent to the receipt of Offers, the Bank shall have the absolute right to deal directly with any broker and one or more Offer to further negotiate the terms and conditions of the Offer. The Bank shall have no obligation to negotiate or communicate with each and every Offer.
- D. In accepting an Offer, the Bank shall decide solely in it's judgment which Offer is best and appropriate under the circumstances. Price is but one factor. No verbal communications between any of the parties constitutes an obligation on the part of the Bank to sell the property to anyone under any terms.
- E. Final acceptance shall be conditioned upon the execution of a written Contract between Buyer and Seller setting forth the details and terms satisfactory to the Bank.

Buyer's Offer will not be considered unless this addendum is signed by the Buyer and returned to the Listing Agent via Fax or e-mail no later than the time indicated in item A above for the transmittal of final Offers to the Bank.

I understand and Agree to the terms of this Multiple Offer addendum:

Buyer Signature: _____

Print Name: _____

Buyer Signature: _____

Print Name: _____

Agent's Name: _____

260-0900

260-0903

ADDENDUM—PACIFIC REO PROPERTIES

(619) 303-2164 FAX (619) 303-2194

E-MAIL: GRSPACIFICREO@AOL.COM

AGENT/BUYER ADDENDUM READ/SIGN/ATTACH WITH OFFER TO PURCHASE—WILL NOT BE SUBMITTED WITHOUT THIS ADDENDUM

A. OFFER REQUIREMENTS:

1. Copy (clear) of DEPOSIT CHECK (1%+ recommended) must be included with Offer.
2. Pre-approval from Lender IS REQUIRED. Some will require a specific Lender.
3. **The Banks follow contract time-lines and procedures VERY CLOSELY, including timely receipt of deposit check, loan commitment, inspection and response time frames, contingency removals and most importantly CLOSING DATES.**
4. **BANKS TAKE TIME FRAMES & CLOSING DATES VERY SERIOUS. INSTRUCT LENDER THAT SELLER REQUIRES 2-4 DAYS TO REVIEW/APPROVE ESTIMATED HUD-1. EXTENSION OF TIME ADDENDUM IS REQUIRED AND NOT AUTOMATIC. Include per diem.**
5. **NO CONTINGENT OFFERS-NO ASSIGNEES-BANK CHOOSES TITLE & ESCROW- PROOF OF FUNDS REQUIRED-ADHERE TO TIME FRAMES-IDENTIFY SELLER AS "Owner of Record". Adhere to Contract time frames.**
6. PROPERTY IS A FORECLOSURE and is sold "AS-IS" with no warranties, covenants or guarantees of any kind. Factor in any anticipated repair items, closing cost credits, and any and all sales concessions AT THE TIME YOU WRITE YOUR OFFER. SOME BANKS WILL NOT NEGOTIATE after Offer acceptance.
7. All Banks have required ADDENDUMS which cannot be changed or altered in any manner. Our office will provide these addendums relative to each Bank.*

B. OFFER NEGOTIATIONS:

1. Bank response times can range from 2-7+ days due to investor/Bank approval. Buyer and Agent should do a complete visual inspection and factor in defects, repairs, and unknowns and reflect in closing cost credits or your price.
2. Agents please inform your Buyer(s) of the process and to the extent possible, ensure that they are totally satisfied with the Price, terms and conditions of the transaction at the conclusion of this phase. It is highly probable that they will not be able to negotiate once the Offer is accepted.
3. Seller and Agent have no history or reports on property or past Owner.

C. ESCROW PROCESS:


1. **When all negotiations have been completed AND the Buyer's signed Offer, Bank Addendums, and any supporting documentation is delivered to Pacific REO will the Seller NOT NEGOTIATE with any other Offers.** If any additional Offers are submitted before this point, the Seller (Bank) can negotiate and may request all multiple Offers submitted to present their **highest and best Offer.**
2. Upon acceptance of your Offer you must begin the process of obtaining Loan approval and setting up and completing your due diligence. **DO NOT WAIT FOR SELLER TO RETURN SIGNED DOCUMENTS** as this will not change the closing date. *The Seller's signed documents will come, but it can take time.*
3. **Inspection time frames range from a SHORT 5-7 days. DO NOT DELAY.**
4. **Utilities are ON-check at Electrical panel and water shut-off valve. Call our office if there are any problems. Turn off ALL after inspection.**
5. Instruct LENDER TO BE PREPARED TO CLOSE ON TIME. Per diem penalties or SELLER CANCELLATION may result.

Address: _____

<u>Buyer</u>	<u>Date</u>	<u>Agent</u>	<u>Date</u>
--------------	-------------	--------------	-------------

<u>Buyer</u>	<u>Date</u>
--------------	-------------

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

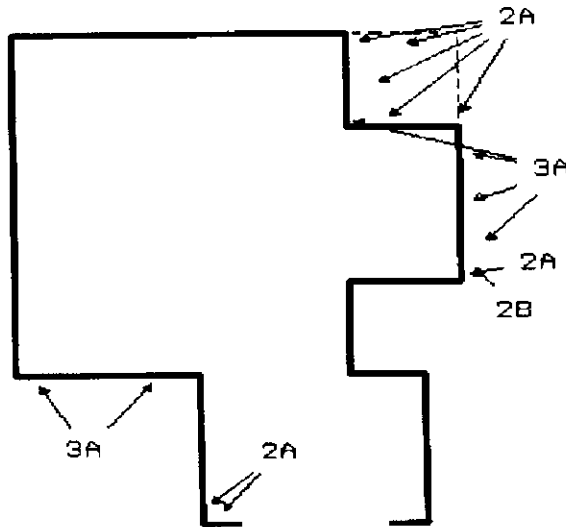
Building No. 11415	Street, City, Zip Spica Drive, San Diego, CA, 92126	Date of Inspection 07/24/08	No. of Pages 8
POWELL TERMITE & PEST CONTROL INC. P.O. Box 301415 Escondido, CA 92030 Ph: (760) 743-9900 Fax: (760) 743-9914 Toll Free: (866) 608-9900			
Firm Registration No. PR 3353	Report No. 80091	Escrow No.	
Ordered By: Pacific REO Properties 2667 Camino del Rio S. Suite #102 San Diego CA 92108 Rochelle Lewis 877-303-7986 619-303-5075	Property Owner/Party of Interest: Pacific REO Properties 2667 Camino del Rio S. Suite #102 San Diego CA 92108 Rochelle Lewis 877-303-7986 619-303-5075	Report Sent To: Pacific REO Properties 2667 Camino del Rio S. Suite #102 San Diego CA 92108 Rochelle Lewis 877-303-7986 619-303-5075	
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>			
General Description: Single family residence, unoccupied with attached garage.		Inspection Tag Posted: ATTIC	
		Other Tags Posted: None Noted	
An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.			
Subterranean Termites <input type="checkbox"/> Drywood Termites <input checked="" type="checkbox"/> Fungus/Dryrot <input checked="" type="checkbox"/> Other Findings <input type="checkbox"/> Further Inspection <input type="checkbox"/> If any of above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.			

received date

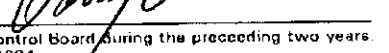
X _____

X _____

NOT TO SCALE



FRONT

Inspected By DOUG DRUM License No. FR7057 Signature 

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 1418 Howe Avenue, Suite 18, Sacramento, California 95825-3204.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov. 43M-41 (Rev. 10/01)

11415

Spica Drive, San Diego, CA, 92126

07/24/08

80091

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

- A. Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected. These include but are not limited to: inaccessible and/or insulated attics or portions thereof, attics with less than 18" clear crawl space, the interior of hollow walls; spaces between a floor or porch deck and the ceiling below; area where there is no access without defacing or tearing out lumber, masonry or finished work; areas behind stoves, refrigerators or beneath floor coverings, furnishings; areas where encumbrances and storage, conditions or locks make inspection impractical, portions of the subarea concealed or made inaccessible by ducting or insulation, area beneath wood floors over concrete, and areas concealed by heavy vegetation. Areas or timbers around eaves were visually inspected from ground level only. Although we make visual examinations, we do not deface or probe window/door frames or decorative trims. Unless otherwise specified in this report, we do not inspect fences, sheds, dog houses, detached patios, detached wood decks, wood retaining walls or wood walkways. We assume no responsibility for work done by anyone else, for damage to structure or contents during our inspection, or for infestation, infection, adverse conditions or damage undetected due to inaccessibility or non-disclosure by owner/agent/tenant.
- B. Slab floor construction has become more prevalent in recent years. Floor covering may conceal cracks in the slab that will allow infestation to enter. Infestations in the walls may be concealed by plaster so that a diligent inspection may not disclose the true condition. These areas are not practical to inspect because of health hazards, damage to the structure; or inconvenience. They were not inspected unless described in this report. We recommend further inspection if there is any question about the above noted areas. Ref: Structural Pest Control Act, Article 6, Section 8516(b), paragraph 1990(i). Amended effective March 1, 1974. Inspection is limited to disclosure of wood destroying pests or organisms as set forth in the Structural Pest Control Act, Article 6, Section 8516(b), Paragraph 1990-1991.
- C. A re-inspection will be performed, if requested within four (4) months from date of original inspection, on any corrective work that we are regularly in the business of performing. If CERTIFICATION is required, then any work performed by others must be CERTIFIED by them. There is a re-inspection fee.
- D. This company is not responsible for work completed by others, recommended or not, including by Owner. Contractor bills should be submitted to Escrow as certification of work completed by others.
- E. This report includes findings related to the presence/non-presence of wood destroying organisms and/or visible signs of leaks in the accessible portions of the roof. The inspector did not go onto the roof surface due to possible physical damage to the roof, or personal injury. No opinion is rendered nor guarantee implied concerning the water-tight integrity of the roof or the condition of the roof and roofing materials. If interested parties desire further information on the condition of the roof, we recommend that they engage the services of a licensed roofing contractor.
- F. Second story stall showers are inspected but not water tested unless there is evidence of leaks in ceiling below. Ref: Structural Pest Control Rules and Regulations, Sec. 8516G. Sunken or below grade showers or tubs are not water tested due to their construction.
- G. During the course of/or after opening walls or any previously concealed areas, should any further damage or infestation be found, a supplementary report will be issued. Any work completed in these areas would be at Owner's direction and additional expense.
- H. During the process of treatment or replacement it may be necessary to drill holes through ceramic tiles or other floor coverings; These holes will then be sealed with concrete. We will exercise due care but assume no responsibility for cracks, chipping or other damage to floor coverings. We do not re-lay carpeting.
- I. We assume no responsibility for damage to any Plumbing, Gas or Electrical lines, etc., in the process of pressure treatment of concrete slabs or replacement of concrete or structural timbers.
- J. When a fumigation is recommended we will exercise all due care but assume no responsibility for damage to Shrubbery, Trees, Plants, TV Antennas or Roofs. A FUMIGATION NOTICE will be left with, or mailed to the Owner of this property, or his designated Agent. Occupant must comply with instructions contained in fumigation Notice. During fumigation and aeration, the possibility of burglary exists as it does any time you leave your home. Therefore, we recommend that you take any steps that you feel necessary to prevent any damage to your property. We also recommend that you contact your insurance agent and verify that you have insurance coverage to protect against any loss, damage or vandalism to your property. The company does not provide any onsite security except as required by state or local ordinance and does not assume any responsibility for care and custody of the property in case of vandalism, breaking or entering.
- K. Your termite report and clearance will cover EXISTING infestation or infection which is outlined in this report. If Owner of property desires coverage of any new infestation it would be advisable to obtain a Control Service Policy which would cover any new infestation for the coming year.
- L. If you should have any questions regarding this report, please call or come by our office any weekday between 8:00 a.m. and 5:00 p.m. We also provide information about additional services for the control of Household Pests such as Ants and Fleas, etc.
- M. I agree to pay reasonable attorney's fees if suit is required by this COMPANY to enforce any terms of this contract,

11415	Spica Drive, San Diego, CA, 92126	07/24/08	80091
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

together with the costs of such action, whether or not suit proceeds to judgement.

N. The total amount of this contract is due and payable upon completion of work unless otherwise specified. A finance charge computed at a Monthly rate of 1.5% of the unpaid balance (annual percentage rate of 18%) will be added to all accounts past due.

O. If this report is used for escrow purposes then it is agreed that this inspection report and Completion, if any, is part of the ESCROW TRANSACTION. However, if you received written or verbal instructions from any interested parties involved in this escrow (agents, principals, etc.) to not pay our invoice at close of escrow, you are instructed by us not to use these documents to satisfy any conditions or terms of your escrow for purposes of closing the escrow. Further, you are instructed to return all of our documents and the most current mailing address you have on file for the property owner.

P. Owner/agent/tenant acknowledges and agrees that inspection of the premises will not include any type of inspection for the presence or non-presence of asbestos and that this report will not include any findings or opinions regarding the presence or non-presence of asbestos in, upon or about the premises, we recommend that you contact a contractor specifically licensed to engage in asbestos related work. Further, should we discover the presence of asbestos during our inspection of the premises or should our inspection of the premises cause a release of asbestos dust or particles, owner/agent/tenant shall be solely responsible for the cleanup, removal and disposal of the asbestos and the cost thereof. Owner/agent/tenant hereby agrees to waive any and all claims against this Company which are in any way related to the presence of asbestos on the premises and further agrees to indemnify and hold this company harmless from any and all claims of any nature asserted by any third party, including this Company's employees, which is in any way related to the presence of asbestos on the premises.

11415

Spica Drive, San Diego, CA, 92126

07/24/08

80091

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE REPORT NO.

THE EXTERIOR SURFACE OF THE ROOF WILL NOT BE INSPECTED. IF YOU WANT THE WATER TIGHTNESS OF THE ROOF DETERMINED, YOU SHOULD CONTACT A ROOFING CONTRACTOR WHO IS LICENSED BY THE CONTRACTOR'S STATE LICENSE BOARD.

NOTICE - The Structural Pest Control Board encourages competitive business practices among registered companies. Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these findings may vary from company to company. You have a right to seek a second opinion from another company.

This Wood Destroying Pest & Organisms Report DOES NOT INCLUDE MOLD or any mold like conditions. No reference will be made to mold or mold like conditions. Mold is not a Wood Destroying Organism and is outside the scope of this report as defined by the Structural Pest Control Act. If you wish this property to be inspected for mold or mold like conditions, please contact the appropriate mold professional.

NOTE: THIS INSPECTION WAS MADE AND AND ISSUED ON THE BASIS OF WHAT WAS VISIBLE AND ACCESSIBLE AT THE TIME OF THE INSPECTION ONLY. THE ABSENCE OF WOOD DESTROYING PESTS OR ORGANISMS IN THE VISIBLE AND ACCESSIBLE PORTIONS OF THE STRUCTURE IS NO ASSURANCE THAT WOOD DESTROYING PESTS OR ORGANISMS ARE NOT PRESENT IN INACCESSIBLE AREAS NOR THAT FUTURE INFESTATIONS WILL NOT OCCUR. THEREFORE, WE DO NOT ASSUME ANY RESPONSIBILITY FOR THE PRESENCE OF WOOD DESTROYING PESTS OR ORGANISMS, OR DAMAGE DUE TO SUCH PESTS OR ORGANISMS, IN AREAS THAT WERE NOT VISIBLE AND ACCESSIBLE AT THE TIME OF THE INSPECTION OR THAT MAY OCCUR IN THE FUTURE.

THIS IS A "STRUCTURAL PEST CONTROL" INSPECTION REPORT: NOT A BUILDING INSPECTION REPORT, THEREFORE NO OPINION IS BEING RENDERED REGARDING THE STRUCTURAL INTEGRITY OF THE BUILDING.

THE FOLLOWING AREAS WERE NOT INSPECTED, AS INDICATED IN SECTION #1990, PARAGRAPH (j) OF THE STRUCTURAL PEST CONTROL ACT AND RULES AND REGULATIONS: FURNISHED INTERIORS, INACCESSIBLE ATTICS, INSULATED ATTICS, AND PORTIONS THEREOF; THE INTERIOR OF HOLLOW WALLS: SPACES BETWEEN A FLOOR OR PORCH DECK AND THE CEILING OR SOFFIT BELOW; STALL SHOWERS OVER FINISHED BUTTRESSES AND SIMILAR AREAS TO WHICH THERE IS NO ACCESS WITHOUT DEFACING OR TEARING OUT LUMBER, MASONRY AND FINISHED WORK, BUILT-IN CABINET WORK: FLOOR BENEATH COVERINGS, AREAS WHERE STORAGE CONDITIONS OR LOCKS MAKES INSPECTION IMPRACTICAL.

11415

Spica Drive, San Diego, CA, 92126

07/24/08

80091

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

WHEN WORK IS RECOMMENDED: THIS COMPANY WILL REINSPECT REPAIRS DONE BY OTHERS WITHIN FOUR (4) MONTHS OF THE ORIGINAL INSPECTION. A CHARGE IF ANY, CAN BE NO GREATER THAN THE ORIGINAL INSPECTION FEE FOR EACH REINSPECTION. THE REINSPECTION MUST BE DONE WITHIN TEN (10) WORKING DAYS OF THE REQUEST. THE REINSPECTION IS A VISUAL INSPECTION AND IF INSPECTION OF CONCEALED AREAS IS DESIRED, INSPECTION OF WORK IN PROGRESS WILL BE NECESSARY. ANY GUARANTEES MUST BE RECEIVED FROM PARTIES PERFORMING REPAIRS.

A BUILDING PERMIT MAY BE REQUIRED TO PERFORM WORK RECOMMENDED IN THIS REPORT. THE AGENT AND/OR OWNER IS REQUIRED TO DISCLOSE A SIGNED-OFF BUILDING PERMIT FOR THE CONSTRUCTION WORK RECOMMENDED IN THIS REPORT (WHEN APPLICABLE). ANY PERSON WHO VIOLATES THIS REGULATION IS SUBJECT TO THE ACTUAL DAMAGES SUFFERED BY A TRANSFEREE, INCLUDING ATTORNEY FEES (CIVIL CODE #1134.5).

NOTICE: The charge for service that this company subcontracts to another registered company may include the company's charges for arranging and administering such services that are in addition to the direct costs associated with paying the subcontractor. You may accept Powell Termite & Pest Control's bid or you may contract directly with another registered company licensed to perform the work. If you choose to contract directly with another registered company, Powell Termite & Pest Control will not in any way be responsible for any act or omission in the performance of work that you directly contract with another to perform.

IF A SEPARATED REPORT HAS BEEN REQUESTED, IT IS DEFINED AS SECTION 1 & SECTION 2 CONDITIONS EVIDENT ON THE DATE OF INSPECTION.

SECTION 1: CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION.

SECTION 2: SECTION 2 ITEMS ARE CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION, BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND.

FURTHER INSPECTION; FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREAS WHICH DURING THE ORIGINAL INSPECTION, DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THE INSPECTION AND CANNOT BE DEFINED AS SECTION 1 OR SECTION 2.

11415 Spica Drive, San Diego, CA, 92126
BUILDING NO. STREET, CITY, STATE, ZIP

07/24/08 80091
INSPECTION DATE REPORT NO.

DRYWOOD TERMITES:

Item 2A: Evidence of Drywood termite infestation was noted at/in the patio cover, eaves and garage. Infestation appears to extend into inaccessible areas.

RECOMMENDATION: Fumigate the structure for the control of Drywood termites. Remove or cover Drywood termite fecal pellets in accessible areas. Owner/agent to prepare the structure for fumigation as per occupants notice to be furnished by this company. The structure must be vacated until released for re-entry by the licensed fumigator. The fumigant to be used on your structure and the active ingredients are: Vikane (active ingredients) sulfuryl fluoride and chloropicrin.

***** This is a Section 1 Item *****

Item 2B: Evidence of Drywood termite damage was noted at/in the eaves.

RECOMMENDATION: Repair/reinforce drywood termite damaged wood members as necessary. If damage is found to extend into enclosed areas, a supplemental report will be issued with a cost estimate for those repairs. Paint matching will not be performed. Repaired wood members will receive one coat of white primer only.

***** This is a Section 1 Item *****

FUNGUS/DRYROT:

Item 3A: Evidence of Fungus (dry-rot) was noted at/in the eaves and siding.

RECOMMENDATION: Repair/replace fungus (dry-rot) damaged wood members as necessary. If fungus (dry-rot) infection is found to extend into enclosed areas, a supplemental report will be issued with a cost estimate for those repairs. Paint matching will not be performed. Repaired wood members will receive one coat of white primer only.

***** This is a Section 1 Item *****

NOTICE: The charge for service that this company subcontracts to another registered company may include the company's charges for arranging and administering such services that are in addition to the direct costs associated with paying the subcontractor. You may accept Powell Termite & Pest Control's bid or you may contract directly with another registered company licensed to perform the work. If you choose to contract directly with another registered company, Powell Termite & Pest Control will not in any way be responsible for any act or omission in the performance of work that you directly contract with another to perform.

NOTE: Water damage was noted to the base of the hot water heater support. Concerned parties should employ the services of a licensed contractor to make necessary repairs.

11415	Spica Drive, San Diego, CA, 92126	07/24/08	80091
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

NOTE: THIS INSPECTION WAS MADE AND AND ISSUED ON THE BASIS OF WHAT WAS VISIBLE AND ACCESSIBLE AT THE TIME OF THE INSPECTION ONLY. THE ABSENCE OF WOOD DESTROYING PESTS OR ORGANISMS IN THE VISIBLE AND ACCESSIBLE PORTIONS OF THE STRUCTURE IS NO ASSURANCE THAT WOOD DESTROYING PESTS OR ORGANISMS ARE NOT PRESENT IN INACCESSIBLE AREAS NOR THAT FUTURE INFESTATIONS WILL NOT OCCUR. THEREFORE, WE DO NOT ASSUME ANY RESPONSIBILITY FOR THE PRESENCE OF WOOD DESTROYING PESTS OR ORGANISMS, OR DAMAGE DUE TO SUCH PESTS OR ORGANISMS, IN AREAS THAT WERE NOT VISIBLE AND ACCESSIBLE AT THE TIME OF THE INSPECTION OR THAT MAY OCCUR IN THE FUTURE.

11415 Spica Drive, San Diego, CA, 92126
BUILDING NO. STREET, CITY, STATE, ZIP

07/24/08 80091
INSPECTION DATE REPORT NO.

OCCUPANTS CHEMICAL NOTICE

Powell Termite & Pest Control will use pesticide chemical(s) specified below for the control of wood destroying pests or organisms in locations identified in the Structural Pest Control report as indicated above.

(1) The pest(s) to be controlled:

- SUBTERRANEAN TERMITES
- FUNGUS or DRY ROT
- BEETLES
- DRY-WOOD TERMITES
- OTHER _____

(2) The pesticide(s) proposed to be used and the active ingredient(s).

A. Termidor: Active ingredients: Fipronil

B. Premise : Active ingredients: Imidacloprid

C. OTHER: Vikane: Sulfuryl Flouride

(3) "State Law requires that you be given the following information: CAUTION-PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Operators are licensed and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Food and Agriculture and the United States Environmental Protection Agency. Registration is granted when the State finds that based on existing scientific evidence there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized.

"If within 24 hours following application you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center and your pest operator immediately. (This statement shall be modified to include any other symptoms of over exposure which are not typical of influenza.)"

For further information, contact any of the following:

- Powell Termite & Pest Control (760) 743-9900
- San Diego County Health Department (866) 262-9881
- San Diego County Agriculture Commissioner (619) 694-2739
- Poison Control Center (800) 876-4766
- Structural Pest Control
1418 Howe Avenue suite 18, Sacramento, CA 95825 (800) 737-8188

Persons with respiratory or allergic conditions, or others who may be concerned about their health relative to this chemical treatment, should contact their physician concerning occupancy during and after chemical treatment prior to signing this NOTICE.

NO CHEMICAL APPLICATION WILL BE PERFORMED UNTIL SUCH TIME THAT THIS NOTICE IS RETURNED. HAVING READ THE INSTRUCTIONS, I, THE UNDERSIGNED, WILL ACCEPT RESPONSIBILITY FOR ALL THE AFOREMENTIONED.

_____ OWNER/OCCUPANT	_____ DATE
_____ OWNER/OCCUPANT	_____ DATE

POWELL TERMITE & PEST CONTROL INC.
 P.O. Box 301415
 Escondido, CA 92030
 Ph: (760) 743-9900 Fax: (760) 743-9914
 Toll Free: (866) 608-9900



WORK AUTHORIZATION CONTRACT

Address of Property: 11415 Spica Drive, San Diego, CA, 92126
 Inspection Date: 07/24/2008
 Report #: 80091
 Title Co. & Escrow #:

SECTION 1	SECTION 2	FURTHER INSPECTION
2A: \$ 1617.00 2B: Inc in 3A 3A: \$ 1197.00		

We Authorize the Following
 Section 1 Items to be Performed.
2A, 2B, 3A

We Authorize the Following
 Section 2 Items to be Performed.

We Authorize the Following
 Items for Further Inspection.

Proposed Cost Section 1: \$ 2814.00

Proposed Cost Section 2: \$ 0.00

Proposed Cost Fur.Insp.: \$ 0.00

Inspection Fee: \$ 100.00
 Total All Sections: \$ 2914.00

MOLD DISCLAIMER

There may be health related issues associated with the structural repairs reflected in the inspection report referenced by this Work Authorization Contract. These health issues include but are not limited to the possible release of mold spores during the course of repairs. We are not qualified to and do not render any opinion concerning such health issues or any special precautions. Any questions concerning health issues or any special precautions to be taken prior to or during the course of such repairs should be directed to a Certified Industrial Hygienist before any such repairs are

I have read this work authorization contract and WDO inspection report it refers to.
SIGNED WORK AUTHORIZATION CONTRACT MUST BE RECEIVED BEFORE WORK WILL BE SCHEDULED.
 I have read and understand the terms of this work authorization contract and hereby agree to all terms thereof.

APPROVED AND READ BY:

DATE

ACCEPTED FOR:
 POWELL TERMITE & PEST CONTROL INC.

DATE

[Signature] 7-25-08

P.O. Box 301415
Escondido, CA 92030
Ph: (760) 743-9900 Fax: (760) 743-9914
Toll Free: (866) 608-9900



WORK AUTHORIZATION CONTRACT

Address of Property: 11415 Spica Drive, San Diego, CA, 92126
Inspection Date: 07/24/2008
Report #: 80091
Title Co. & Escrow #:

CUSTOMER INFORMATION

The total amount of this contract is due and payable upon completion of the work listed above unless otherwise specified. Only the work specified in the contract is being done at this time due to owners wishes. ANY WORK PERFORMED AGAINST AN EXITSTING TITLE ESCROW WILL BE THE FINANCIAL RESPONSIBILITY OF THE PARTY ORDERING THE INSPECTION REPORT, IN THE EVENT OF A CANCELLED TITLE ESCROW.

Work completed (LABOR) by operator shall be guaranteed for a period of one year from completion. Toilet plumbing(parts supplied by this firm), showers, floors or any measures for the control of moisture are guaranteed for (30) days only. Chemical treats are guaranteed for one year. Only the areas treated are guaranteed.

Customer agrees to hold company harmless for any damage which may occur to plant life, wiring, trees, vines, pets, tile roofs, plumbing leaks, or changes beyond control of the company which may occur during the performance of this work. In case of non-payment by owner, reasonable attorney's fees and costs of collection shall be paid by the owner, whether suit be filled or not. A SERVICE CHARGE OF 1-1/2 PERCENT, PER MONTH WILL BE CHARGED ON ALL BALANCES OVER (30) DAYS. THE 1-1/2 PERCENT, PER MONTH, EQUALS 18 PERCENT PER ANNUM ON THE UNPAID BALANCES.

Any additional damage found while work is being performed will be supplemented by a report as to additional findings and costs.

All repairs performed by others must be re-inspected by OUR COMPANY before a CERTIFICATION will be issued. We do not guarantee work completed by others. Any repairs completed by others must be guaranteed in writing and submitted to OUR COMPANY before a CERTIFICATION will be issued. This firm does not make statements concerning workmanship. Workmanship is only determinable by those paying for or receiving those services.

If at the time of repairs to decks, the damage is found to be more extensive, a Supplemental report will be given along with a bid for any other corrections that maybe necessary.

A re-inspection of specific items on the report or of any other conditions pertaining to this structure can be done at an ADDITIONAL COST PER TRIP. The re-inspection must be done within (4) months of the original inspection.

Our inspectors are not equipped with 40 ft. ladders therefore all two story building will not be inspected at the eaves unless requested.

NOTICE TO OWNER

Under the Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his or her work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your structural pest control company in full if the subcontractor, laborers or suppliers remain unpaid.

To preserve their right to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Preliminary Notice". Prime contractors and laborers for wages do not have to provide this notice. A Preliminary Notice is not a lien against your property. Its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.

POWELL TERMITE & PEST CONTROL INC.

P.O. Box 301415
Escondido, CA 92030
Ph: (760) 743-9900 Fax: (760) 743-9914
Toll Free: (866) 608-9900



DATE	REPORT #	ESCROW #	PROPERTY LOCATION
07/25/08	80091		11415 Spica Drive, San Diego 92126

TO: Pacific REO Properties
2667 Camino del Rio S. Suite #102
San Diego, CA 92108
ATTN: Rochelle Lewis

07/24/2008	INSPECTION FEE	\$ 100.00
<hr/>		
	BALANCE DUE	\$ 100.00

RETAIN THIS COPY FOR YOUR RECORDS

DUE AND PAYABLE WITHIN 10 DAYS

1.5% per month charged on all past due accounts. This is an annual percentage rate of 18%
(Interest charged pursuant to the Robinson-Patman Act)

NOTICE: "Under the Mechanics' Lien law, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property but is not paid for his work or supplies, has the right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your own contractor in full, if the subcontractor, laborer, or supplier remains unpaid."

THANK YOU FOR YOUR BUSINESS