



1 On March 23, 2011, at 9:30 a.m., the Motion to Expunge Lis Pendens  
2 ("Motion") filed by Defendants Countrywide Home Loans, Inc. ("CHL"), Bank of  
3 America, N.A. ("BANA"), and Mortgage Electronic Registration Systems, Inc.  
4 ("MERS") (collectively, "Movants"), ~~came on~~ <sup>JAM was set</sup> for hearing in the above-referenced  
5 Court, Judge John A. Mendez presiding. *The matter was submitted without a hearing. JAM*

6 Having read and considered Movants' Motion, all papers submitted by the  
7 parties in support of or opposition thereto, and good cause appearing thereto;

8 IT IS HEREBY ORDERED THAT:

9 1. The Notice of Pendency of Action (Lis Pendens) recorded on  
10 September 3, 2009, in the Official Records of Sacramento County, Document  
11 Number 0006034083, shall be and hereby is, expunged. The Notice of Pendency of  
12 Action pertains to that certain real property commonly known as 5458 Tares Circle,  
13 Elk Grove, California 95757, APN 132-1840-007-0013 (the "Property"). The  
14 Property is legally described as:

15 THE LAND REFERRED TO HEREIN BELOW IS SITUATED  
16 IN THE CITY OF ELK GROVE, COUNTY OF  
17 SACRAMENTO, STATE OF CALIFORNIA, AND IS  
18 DESCRIBED AS FOLLOWS:

19 CONDOMINIUM CONSISTING OF:

20 PARCEL ONE:

21 UNIT 5458, IN CONDOMINIUM BUILDING 4, CONSISTING  
22 OF CERTAIN AIR SPACE AND ELEMENTS, AS  
23 DESCRIBED IN THAT CERTAIN "CONDOMINIUM PLAN  
24 FOR JASMINE" ("PLAN"), WHICH PLAN RECORDED  
25 NOVEMBER 21, 2005, IN BOOK 20051121, PAGE 1110,  
26 OFFICIAL RECORDS OF SAID COUNTY, AS SAID UNIT  
27 AND BUILDING IS LOCATED ON LOT 1, AS SHOWN ON  
28 THE MAP ENTITLED "SUBDIVISION NO. 04-561.00  
JASMINE - A FINAL MAP FOR CONDOMINIUM  
PURPOSES", RECORDED IN THE OFFICE OF THE  
COUNTY RECORDER OF SACRAMENTO COUNTY,

BRYAN CAVE LLP  
120 BROADWAY, SUITE 300  
SANTA MONICA, CALIFORNIA 90401-2386

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CALIFORNIA, FEBRUARY 23, 2005, IN BOOK 336 OF  
MAPS, AT PAGE 13.

EXCEPTING AND RESERVING THEREFROM:

1. NON-EXCLUSIVE EASEMENTS FOR ACCESS,  
INGRESS, EGRESS, ENCROACHMENT, MAINTENANCE,  
REPAIR, DRAINAGE, SUPPORT, AND FOR OTHER  
PURPOSES, ALL AS DESCRIBED IN THE DECLARATION  
REFERRED TO BELOW; AND

2. TITLE IN FAVOR OF THE GRANTOR TO ALL  
CONDUIT, CABLES AND WIRING OF EVERY KIND AND  
NATURE AND ALL APPARATUS RELATING THERETO  
WHICH ARE OR MAY IN THE FUTURE BE INSTALLED IN  
OR ABOUT THE UNIT (COLLECTIVELY, "CABLING");  
AND

3. PERPETUAL, NON-EXCLUSIVE EASEMENTS IN  
FAVOR OF GRANTOR IN OR ABOUT THE UNIT FOR THE  
PURPOSE OF ACCESS TO AND REPAIR, MAINTENANCE  
AND REPLACEMENT OF THE CABLING.

PARCEL TWO:

AN UNDIVIDED 1/7TH FEE SIMPLE INTEREST AS  
TENANT IN COMMON IN BUILDING 4 THE  
"CONDOMINIUM BUILDING"), AS SAID BUILDING IS  
SHOWN ON THAT CERTAIN "CONDOMINIUM PLAN FOR  
JASMINE", WHICH PLAN WAS FILED IN THE OFFICE OF  
THE SACRAMENTO COUNTY RECORDER ON  
NOVEMBER 21, 2005, IN BOOK 20051121, PAGE 1110,  
EXCEPTING THEREFROM THE FOLLOWING: (A) THE  
UNIT REFERRED TO ABOVE, LOCATED IN BUILDING 4,  
THEREON, (B) ALL NON-EXCLUSIVE EASEMENTS FOR  
USE, ENJOYMENT, ACCESS, INGRESS, EGRESS,  
ENCROACHMENT, MAINTENANCE, REPAIR, DRAINAGE,  
SUPPORT AND FOR OTHER PURPOSES, ALL AS  
DESCRIBED IN THE DECLARATION REFERRED TO  
BELOW, AND (C) ALL EXCLUSIVE RIGHTS FOR USE,  
POSSESSION AND ENJOYMENT IN AND TO THAT  
PORTION OF SAID ASSOCIATION COMMON AREA OF

BRYAN CAVE LLP  
120 BROADWAY, SUITE 300  
SANTA MONICA, CALIFORNIA 90401-2386

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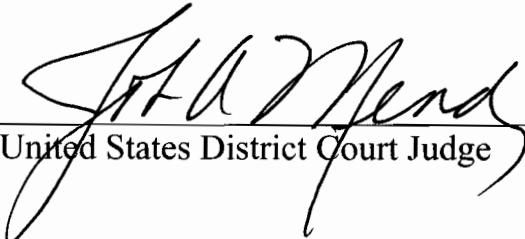
PARCEL ONE AS SHOWN ON THE PLAN AND AS  
DEFINED IN THE DECLARATION, AND (D), ALL SHOWN  
AND DEFINED AS THE "BALCONY", "COURTYARD",  
"GARAGE/STORAGE/STAIRS" AND/OR "PORCH"  
EXCLUSIVE USE COMMON AREAS AS SHOWN ON SAID  
CONDOMINIUM PLAN;

PARCEL THREE:

NON-EXCLUSIVE RIGHTS APPURTENANT TO PARCEL  
ONE FOR ACCESS, INGRESS, EGRESS,  
ENCROACHMENT, REPAIR, DRAINAGE, SUPPORT, AND  
FOR OTHER PURPOSES, ALL AS DESCRIBED IN THE  
"DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS AND RESERVATION OF EASEMENTS  
FOR JASMINE" ("DECLARATION") WHICH RECORDED  
NOVEMBER 21, 2005, IN BOOK 20051121 PAGE 1111,  
OFFICIAL RECORDS SAID COUNTY.

IT IS SO ORDERED.

Dated: 3-17-2011

  
United States District Court Judge