



CHICAGO TITLE COMPANY

Date: November 25, 2008

Jeanette Dredd  
PUBLIC ADMINISTRATOR OF LOS ANGELES  
320 W. TEMPLE ST., 9TH FL.  
LOS ANGELES, CALIFORNIA 90012

Order No.: 860091391 - H13  
Property: 0330-063-09, CALIFORNIA  
RE: 0330-063-09

In response to a request for our issuance of a Policy of Title Insurance, we enclose herewith our Preliminary Report for your review.

Should you have any questions in connection with this or any other matter concerning the above referenced order, please do not hesitate to contact our office.

Thank you for choosing CHICAGO TITLE COMPANY.

Title Department:

CHICAGO TITLE COMPANY  
39438 TRADE CENTER DR., STE C  
PALMDALE, CA 93551  
Phone: 661-948-8521 Fax: 661-942-1097



LISA ALLEN  
TITLE OFFICER



CHICAGO TITLE COMPANY

## PRELIMINARY REPORT

Reference: 0330-063-09  
Regarding: 0330-063-09, CALIFORNIA

Dated as of: November 10, 2008 at 7:30 AM  
Order No.: 860091391 - H13

In response to the application for a policy of title insurance referenced herein, Chicago Title Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Chicago Title Insurance Company.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

The form of Policy or Policies of title insurance contemplated by this report is:  
CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY

Title Department:

CHICAGO TITLE COMPANY

39438 TRADE CENTER DR., STE C  
PALMDALE, CA 93551

Phone: 661-948-8521 Fax: 661-942-1097



LISA ALLEN  
Title Officer

## Notice

You may be entitled to receive a \$20.00 discount on escrow services if you purchased, sold or refinanced residential property in California between May 19, 1995 and November 1, 2002. If you had more than one qualifying transaction, you may be entitled to multiple discounts.

If your previous transaction involved the same property that is the subject of your current transaction, you do not have to do anything; the Company will provide the discount, provided you are paying for escrow or title services in this transaction.

If your previous transaction involved property different from the property that is subject of your current transaction, you must - prior to the close of the current transaction - inform the Company of the earlier transaction, provide the address of the property involved in the previous transaction, and the date or approximate date that the escrow closed to be eligible for the discount.

Unless you inform the Company of the prior transaction on property that is not the subject of this transaction, the Company has no obligation to conduct an investigation to determine if you qualify for a discount. If you provide the Company information concerning a prior transaction, the Company is required to determine if you qualify for a discount which is subject to other terms and conditions.

SCHEDULE A

Order No: 860091391 H13

Your Ref: 0330-063-09

1. The estate or interest in the land hereinafter described or referred to covered by this report is:  
A FEE

2. Title to said estate or interest at the date hereof is vested in:  
EDGAR A. SZANTO, A SINGLE MAN

3. The land referred to in this report is situated in the State of California, County of SAN BERNARDINO and is described as follows:

LOT 9, IN BLOCK 26 OF TRACT NO. 1921, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28, PAGES 12, 13 AND 14 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SCHEDULE B

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in the policy form designated on the face page of this Report would be as follows:

- A 1. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE FISCAL YEAR 2008-2009.

1ST INSTALLMENT: \$56.43  
 PENALTY: \$5.66 (DUE AFTER DECEMBER 10)  
 2ND INSTALLMENT: \$56.41  
 PENALTY AND COST: \$15.66 (DUE AFTER APRIL 10)  
 HOMEOWNERS  
 EXEMPTION: \$NONE  
 CODE AREA: 105-122  
 ASSESSMENT NO: 0330-063-09-0-000

- B 2. SAID PROPERTY HAS BEEN DECLARED TAX-DEFAULTED FOR NON-PAYMENT OF DELINQUENT TAXES FOR FISCAL YEAR 2004-2005 (AND SUBSEQUENT YEARS, IF ANY)

AMOUNT TO REDEEM: \$841.95  
 IF PAID BY: NOVEMBER 30, 2008  
 AMOUNT TO REDEEM: \$850.06  
 IF PAID BY: DECEMBER 31, 2008

- C 3. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF PART 0.5, CHAPTER 3.5 OR PART 2, CHAPTER 3, ARTICLES 3 AND 4 RESPECTIVELY (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A; OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.

- D 4. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

- E 5. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

PURPOSE: PIPE LINES AND ROADS  
 RECORDED: IN BOOK 857 PAGE 189 OF DEEDS  
 AFFECTS: A PORTION OF SAID LAND

- F REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

- G 6. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT (NO REPRESENTATION IS MADE AS TO THE PRESENT

**SCHEDULE B  
(continued)**

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OWNERSHIP OF SAID EASEMENT)

PURPOSE: PUBLIC UTILITIES  
 RECORDED: APRIL 15, 1949 AS TORRENS DOCUMENT NO. 34603  
 AFFECTS: A PORTION OF SAID LAND

8 REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

7. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE ORIGINAL AMOUNT SHOWN BELOW

AMOUNT: \$2,200.00  
 DATED: SEPTEMBER 19, 1962  
 TRUSTOR: EDGAR A. SZANTO, A SINGLE MAN  
 TRUSTEE: TITLE INSURANCE AND TRUST COMPANY, A CALIFORNIA CORPORATION  
 BENEFICIARY: MIA SOPHIA BROWN, A WIDOW  
 RECORDED: SEPTEMBER 25, 1962 IN BOOK 5772 PAGE 640, OFFICIAL RECORDS  
 ORIGINAL LOAN NUMBER: NOT SHOWN

AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND.

NOTE:  
 IF THIS ITEM IS TO BE ELIMINATED FROM OUR POLICY OF TITLE INSURANCE, WHEN ISSUED, WE WILL REQUIRE THE FOLLOWING 48 HOURS PRIOR TO THE CLOSE OF ESCROW:

- (1) ORIGINAL NOTE
- (2) ORIGINAL DEED OF TRUST
- (3) SIGNED REQUEST FOR FULL RECONVEYANCE

IF THE ORIGINAL NOTE OR ORIGINAL DEED OF TRUST ARE LOST PLEASE CONTACT YOUR TITLE OFFICER AS SOON AS POSSIBLE FOR OUR REQUIREMENTS.

IF THE BENEFICIARY UNDER SAID ABOVE-MENTIONED DEED OF TRUST IS A TRUST THEN THE FOLLOWING ADDITIONAL ITEMS WILL BE REQUIRED:

- (1) A COPY OF THE TRUST INSTRUMENT CREATING THE TRUST REFERENCED IN SAID DOCUMENT AND ALL AMENDMENTS THERETO
- (2) A WRITTEN VERIFICATION BY ALL PRESENT TRUSTEES THAT THE COPY IS A TRUE AND CORRECT COPY OF THE TRUST, AS IT MAY HAVE BEEN AMENDED, THAT IT IS IN FULL FORCE AND EFFECT AND THAT IT HAS NOT BEEN REVOKED OR TERMINATED.

**SCHEDULE B  
(continued)**

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IF A DEMAND IS SUBMITTED BY AN AGENT OF THE BENEFICIARY, AND THAT DEMAND IS LESS THAN THE AMOUNT OWED PURSUANT TO THE TERMS OF THE PROMISSORY NOTE, IN ADDITION TO THOSE ITEMS DESCRIBED ABOVE, WE WILL ALSO REQUIRE A WRITTEN STATEMENT FROM THE BENEFICIARY STATING THAT THEIR AGENT IS AUTHORIZED TO SUBMIT A DEMAND FOR LESS THAN IS OWED BY THE BORROWER.

- 8. THE FACT THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT.

REDEVELOPMENT

AGENCY:

RECORDED:

CEDAR GLEN DISASTER RECOVERY REDEVELOPMENT PROJECT  
NOVEMBER 24, 2004 AS INSTRUMENT NO. 2004-869536,  
OFFICIAL RECORDS AND RECORDED DECEMBER 20, 2007 AS  
INSTRUMENT NO. 2007-706235, OFFICIAL RECORDS

\* END OF SCHEDULE B

" NOTE NO. 1: THE CHARGE FOR A POLICY OF TITLE INSURANCE, WHEN ISSUED THROUGH THIS TITLE ORDER, WILL BE BASED ON THE BASIC (NOT SHORT-TERM) TITLE INSURANCE RATE.

o NOTE NO. 2: IF THIS COMPANY IS REQUESTED TO DISBURSE FUNDS IN CONNECTION WITH THIS TRANSACTION, CHAPTER 598, STATUTES OF 1989 MANDATES HOLD PERIODS FOR CHECKS DEPOSITED TO ESCROW OR SUB-ESCROW ACCOUNTS. THE MANDATORY HOLD PERIOD FOR CASHIER'S CHECKS, CERTIFIED CHECKS AND TELLER'S CHECKS IS ONE BUSINESS DAY AFTER THE DAY DEPOSITED. OTHER CHECKS REQUIRE A HOLD PERIOD OF FROM TWO TO FIVE BUSINESS DAYS AFTER THE DAY DEPOSITED. IN THE EVENT THAT THE PARTIES TO THE CONTEMPLATED TRANSACTION WISH TO RECORD PRIOR TO THE TIME THAT THE FUNDS ARE AVAILABLE FOR DISBURSEMENT (AND SUBJECT TO COMPANY APPROVAL), THE COMPANY WILL REQUIRE THE PRIOR WRITTEN CONSENT OF THE PARTIES. UPON REQUEST, A FORM ACCEPTABLE TO THE COMPANY AUTHORIZING SAID EARLY RECORDING MAY BE PROVIDED TO ESCROW FOR EXECUTION.

WIRE TRANSFERS

THERE IS NO MANDATED HOLD PERIOD FOR FUNDS DEPOSITED BY CONFIRMED WIRE TRANSFER. THE COMPANY MAY DISBURSE SUCH FUNDS THE SAME DAY.

CHICAGO TITLE WILL DISBURSE BY WIRE (WIRE-OUT) ONLY COLLECTED FUNDS OR FUNDS RECEIVED BY CONFIRMED WIRE (WIRE-IN). THE COMPANY'S WIRE-IN INSTRUCTIONS ARE:

WIRE-IN INSTRUCTIONS FOR BANK OF AMERICA:

BANK:

BANK OF AMERICA

SCHEDULE B  
(continued)

Order No: 860091391 H13

Your Ref: 0330-063-09

1850 GATEWAY BLVD.  
CONCORD, CA 94520

BANK ABA: 0260-0959-3

ACCOUNT NAME: CHICAGO TITLE COMPANY  
TRI-VALLEY MARKET CENTER

ACCOUNT NO.: 12358-50729

FOR CREDIT TO: CHICAGO TITLE COMPANY  
535 NORTH BRAND BOULEVARD  
GLENDALE, CA 91203

FURTHER CREDIT TO: ORDER NO.: 860091391

\* NOTE NO. 3: IF A COUNTY RECORDER, TITLE INSURANCE COMPANY, ESCROW COMPANY, REAL ESTATE BROKER, REAL ESTATE AGENT OR ASSOCIATION PROVIDES A COPY OF A DECLARATION, GOVERNING DOCUMENT OR DEED TO ANY PERSON, CALIFORNIA LAW REQUIRES THAT THE DOCUMENT PROVIDED SHALL INCLUDE A STATEMENT REGARDING ANY UNLAWFUL RESTRICTIONS. SAID STATEMENT IS TO BE IN AT LEAST 14-POINT BOLD FACE TYPE AND MAY BE STAMPED ON THE FIRST PAGE OF ANY DOCUMENT PROVIDED OR INCLUDED AS A COVER PAGE ATTACHED TO THE REQUESTED DOCUMENT. SHOULD A PARTY TO THIS TRANSACTION REQUEST A COPY OF ANY DOCUMENT REPORTED HEREIN THAT FITS THIS CATEGORY, THE STATEMENT IS TO BE INCLUDED IN THE MANNER DESCRIBED.

LA/VB

