



Fidelity National Title Company

6060 Sepulveda Boulevard, Suite 100 Van Nuys, CA 91411
(818) 881-7800 FAX (818) 776-8528

PRELIMINARY REPORT

TITLE OFFICER: Cesar M. Hernandez fax 818-758-5886

ORDER NO.: 19568182

TO: Public Administrator
320 West Temple Street
Los Angeles, CA

LOAN NO.:

ATTN: Jeanette Dread
YOUR REFERENCE.: Martinez

SHORT TERM RATE: No

PROPERTY ADDRESS: 441 Fraser Avenue, Los Angeles Area, California

EFFECTIVE DATE: December 4, 2009, 07:30 A.M.

The form of policy or policies of title insurance contemplated by this report is:

California Land Title Association Standard Coverage Policy - 1990
ALTA Loan Policy (6/17/06)

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:

Anthony J. Martinez and Alfreda Martinez, husband and wife as joint tenants
3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "ONE" ATTACHED HERETO AND MADE A PART HEREOF

DT\DT 05/19/2008

LEGAL DESCRIPTION

EXHIBIT "ONE"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Lot 82, of Tract No. 7659, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 83 Page(s) 11 and 12 of maps, in the office of the County Recorder of said county.

Assessor's Parcel No: 5248-013-027

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. **Property taxes**, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2009-2010, Assessor's Parcel Number 5248-013-027.

Code Area Number: 0001010
1st Installment: \$1,465.89 Unpaid
2nd Installment: \$1,465.88 Unpaid
Land: \$120,451.00
Improvements: \$80,300.00
Exemption: \$
Personal Property: \$

2. **Said property has been declared tax defaulted** for non-payment of delinquent taxes for the fiscal year 2006-2007.

APN: 5248-013-027
Default No.:
Default Date: June 30, 2007

Amounts to redeem for the above stated fiscal year (and subsequent years, if any) are:

Amount: \$10,684.68
By: December 31, 2009
Amount: \$10,816.50
By: January 31, 2010

3. **Supplemental assessment** for 2001-2002

Bill No.: 01010
1st Installment: \$317.71 Delinquent, Penalty 31.77
Must be paid by: March 31, 2009
2nd Installment: \$317.71 Delinquent, Penalty 41.77
Must be paid by: July 31, 2009

4. **Supplemental assessment** for 2002-2003

Bill No.: 02010
1st Installment: \$752.80 Delinquent, Penalty 75.28
Must be paid by: March 31, 2009
2nd Installment: \$752.79 Delinquent, Penalty 85.28
Must be paid by: July 31, 2009

5. **The lien of supplemental taxes**, if any, assessed pursuant to the provisions of Chapter 3.5 (Commencing with Section 75) of the Revenue and Taxation code of the State of California.

6. **Water rights, claims or title to water**, whether or not disclosed by the public records.

7. **Easement(s)** for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Bank of America National Trust and Savings Association
 Purpose: Pole lines, wires
 Recorded: February 2, 1939, of Official Records
 Affects: Said land

8. **Covenants, conditions and restrictions** in the declaration of restrictions but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: Book 3004, Page 136,

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or deed of trust made in good faith and for value.

9. **Easement(s)** for the purpose(s) shown below and rights incidental thereto as set forth in a document;

In favor of: Southern California Telephone Company
 Purpose: Pole lines, conduits
 Recorded: November 17, 1939, Book 17016, Page 197, of Official Records
 Affects: Said land

10. Our examination of record title to the herein described land does not disclose existing loans. We therefore request a copy of the owner's disclosure statement with referenced to existing encumbrances to reconfirm our findings.

11. **We find various Liens and Judgments**, that are of record against persons with similar or the same name as that of our vestee(s) shown herein. In order to complete this report, this Company requires a **Statement of Information** to be provided for the following vestee(s), which may allow and assist elimination of some or all of said Liens and Judgments. After review of the requested Statement(s) of Information, the Company reserves the right to add additional items or make further requirements prior to the issuance of any Policy of Title Insurance.

Vestee(s): Anthony J. Martinez and Alfreda Martinez

12. **In order to complete this report**, this Company requires a Statement of Information to be completed by the following party,

Party: All Parties

The Company reserves the right to add additional items or make further requirements after review of the requested Statement(s) of Information.

- 13.** **The application** for title insurance was placed by reference to only a street address or tax identification number.

Based on our records, we believe that the description in this report covers the parcel requested, however, if the legal description is incorrect a new report must be prepared.

If the legal description is incorrect, in order to prevent delays, the seller/buyer/borrower must provide the Company and/or the settlement agent with the correct legal description intended to be the subject of this transaction.

END OF ITEMS

- Note 1.** The current owner does NOT qualify for the \$20.00 discount pursuant to the coordinated stipulated judgments entered in actions filed by both the Attorney General and private class action plaintiffs for the herein described property.

- Note 2.** NOTE: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.

- Note 3.** None of the items shown in this report will cause the Company to decline to attach CLTA Endorsement Form 100 to an Extended Coverage Loan Policy, when issued.

- Note 4.** The Company is not aware of any matters which would cause it to decline to attach the CLTA Endorsement Form 116 indicating that there is located on said land a Single Family Dwelling known as 441 Fraser Avenue, Los Angeles Area, , CA to an Extended Coverage Loan Policy.

- Note 5.** There are NO deeds affecting said land, recorded within twenty-four (24) months of the date of this report.

- Note 6.** 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.

- Note 7.** 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.

Note 8. WIRE INSTRUCTIONS

COMERICA BANK CALIFORNIA
Financial Services Group
2321 Rosecrans Avenue, Suite 1225
El Segundo, CA, 90245

Routing No. 121137522
For Credit to FIDELITY NATIONAL TITLE

Account No. 1891608570
Attn: Payoff Department
Ref: Order No. _____
Title Officer: _____

END OF NOTES

