



Fidelity National Title Company

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

PRELIMINARY REPORT

TITLE OFFICER: Sheila Isham - Fax (818) 342-1386

ORDER NO.: 19593859

TO: Public Administrator
320 West Temple Street 9th Floor
Los Angeles, CA

LOAN NO.:

ATTN: Jeanette

SHORT TERM RATE: No

PROPERTY ADDRESS: 14318 School Street, Baldwin Park, California

EFFECTIVE DATE: March 25, 2009, 07:30 A.M.

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

American Land Title Association Homeowner's Policy of Title For a One-To-Four Family Residence (10/22/03)
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:
Lillian Johnston, a single woman and Vorris Johnston, a single man, as tenants in common
3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:
SEE EXHIBIT "ONE" ATTACHED HERETO AND MADE A PART HEREOF

FT5\DS 03/30/2009

LEGAL DESCRIPTION

EXHIBIT "ONE"

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

That portion of the West 63 feet of the East 636 feet of the Northeast quarter of Section & Township 1 South, Range 10 West, San Bernardino Meridian, City of Baldwin Park, County of Los Angeles, State of California, lying between the South Line of School Street and a line parallel with Maine Street, North of the South Line of said quarter section - except the South 166.31 feet thereof, a portion of Parcel 6, as shown on surveyor's map, on file in Book 23, Page 31, record of surveys, of said county.

Assessor's Parcel No: 8536-029-006

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, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2009-2010.

2. Property taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2008-2009, Assessor's Parcel Number 8536-029-006.

Code Area Number: 0002088
1st Installment: \$719.55 Delinquent
2nd Installment: \$654.13 Unpaid
Land: \$56,553.00
Improvements: \$29,921.00
Exemption: \$7,000.00
Personal Property: \$

3. 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.

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

5. 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 8375, Page 4, of Official Records

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.

6. A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount: \$1,283.44
Dated: October 27, 1970
Trustor: Vorris Dale Johnston and Lillian Johnston, husband and wife
Trustee: None Shown
Beneficiary: County of Los Angeles, a Body Corporate
Loan No.:
Recorded: March 26, 1971, Instrument No. 2986, of Official Records

7. 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.

8. 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.** 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 3.** 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 Single Family Residence known as 14318 School Street, Baldwin Park, CA to an Extended Coverage Loan Policy.
- Note 4.** There are NO deeds affecting said land, recorded within twenty-four (24) months of the date of this report.
- Note 5.** 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 6.** 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

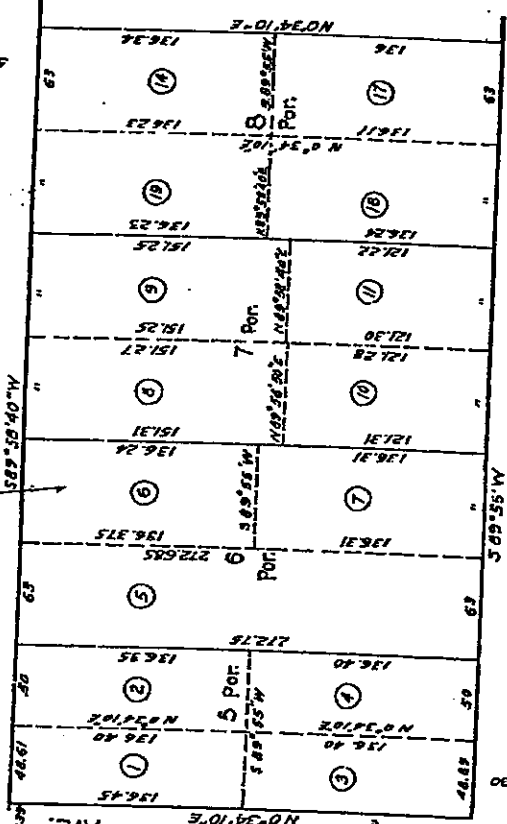
3-1-66 REVISED
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66103

PIQ

WIMMER AVE.

ST. 88

SCHOOL



ST. 89

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AVE.

ANADA ST.

LANDIS

LANDIS

MASLINE ST.

LICENSED SURVEYORS MAP

L.S. 23-31

CITY OF LOS ANGELES, CALIF.

8536 29
SCALE 1" = 60'

CODE
2088

FOR PREV. ASSMT. SEE: 629 - 22

Important This plat is not a survey, it is merely furnished as a convenience to locate the land in relation to adjoining streets and other lands, and not to guarantee dimensions, distances, bearings or acreage.