



CHICAGO TITLE COMPANY

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## PRELIMINARY REPORT

Reference: ESTATE OF RUSHIE SIMS  
Regarding: 2121 W 60TH ST  
LOS ANGELES, CALIFORNIA

Dated as of: April 10, 2009 at 7:30 AM  
Order No.: 76064481 - A01

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:

ALTA HOMEOWNERS POLICY OF TITLE INSURANCE (10-17-98)  
AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (6-17-06)

Title Department:

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CHICAGO TITLE COMPANY  
535 N. BRAND BLVD., 3RD FL  
GLENDALE, CA 91203  
(818)548-0222 Fax: (818)550-3224



WILLIAM SAYLOR  
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: 76064481 A01

Your Ref: ESTATE OF RUSHIE SIMS

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:

FRED SIMS, JR. AND RUSHIE SIMS, HUSBAND AND WIFE, AS JOINT TENANTS,  
RUSHIE SIMS, A CONSERVATEE, PURSUANT TO PROCEEDINGS HAD IN THE LOS ANGELES  
COUNTY SUPERIOR COURT, CASE NO. BP105110, WHEREIN LETTERS OF CONSERVATORSHIP  
WERE ISSUED ON AUGUST 31, 2007 NAMING MARVIN J. SOUTHARD, D.S.W., PUBLIC  
GUARDIAN OF THE COUNTY OF LOS ANGELES AS CONSERVATOR OF THE ESTATE OF SAID  
CONSERVATEE

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

LOT 15 N BLOCK "H" OF TRACT NO. 4893, IN THE CITY OF LOS ANGELES, COUNTY OF  
LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGES 33 AND  
34 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

## SCHEDULE B

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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:

- Y 1. PROPERTY TAXES, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, TO BE LEVIED FOR THE FISCAL YEAR 2009-2010 THAT ARE A LIEN NOT YET DUE.
- AB 2. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE FISCAL YEAR 2008-2009.
- 1ST INSTALLMENT: \$2,586.31  
PENALTY: \$258.63 (DUE AFTER DECEMBER 10)  
2ND INSTALLMENT: \$2,586.29  
PENALTY AND COST: \$268.63 (DUE AFTER APRIL 10)  
HOMEOWNERS  
EXEMPTION: \$none  
CODE AREA: 0000212  
ASSESSMENT NO: 6001-006-015
- AC 3. SUPPLEMENTAL OR ESCAPED TAXES FOR THE FISCAL YEAR 2007-2008 ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.
- 1ST INSTALLMENT: \$1,126.62  
PENALTY: \$112.66  
DELINQUENT: APRIL 30, 2008  
2ND INSTALLMENT: \$1,126.61  
PENALTY: \$122.66  
DELINQUENT: AUGUST 31, 2008  
CODE AREA: 0000212  
ASSESSMENT NO.: 6001-006-015
- B 4. SAID PROPERTY HAS BEEN DECLARED TAX-DEFAULTED FOR NON-PAYMENT OF DELINQUENT TAXES FOR FISCAL YEAR 2006-2007 (AND SUBSEQUENT YEARS, IF ANY)
- AMOUNT TO REDEEM: \$1,621.27  
IF PAID BY: APRIL 30, 2009
- AMOUNT TO REDEEM: \$1,639.04  
IF PAID BY: MAY 31, 2009
- C 5. 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

SCHEDULE B  
(continued)

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POLICY.

D 6. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

E 7. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

PURPOSE: UTILITIES  
RECORDED: IN BOOK 9687 PAGE 21, OFFICIAL RECORDS  
AFFECTS: OVER THE REAR 4 FEET OF SAID LAND.

F 8. COVENANTS, CONDITIONS AND RESTRICTIONS (BUT OMITTING THEREFROM ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, IF ANY, UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS) AS SET FORTH IN THE DOCUMENT REFERRED TO IN THE NUMBERED ITEM LAST ABOVE SHOWN.

G 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.

I 9. SUCH RIGHTS OR EASEMENTS IN FAVOR OF THE CITY OF LOS ANGELES, AS SUCCESSOR TO LOS ANGELES GAS & ELECTRIC CORPORATION, AFFECTING THE PORTION OF SAID LAND HEREIN STATED, FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, DISCLOSED BY A DECLARATION BY THE DEPARTMENT OF WATER AND POWER OF SAID CITY.

RECORDED: IN BOOK 14978 PAGE 77, OFFICIAL RECORDS  
AFFECTS: OVER THE REAR 4 FEET OF SAID LAND.

H 10. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

GRANTED TO: SOUTHERN CALIFORNIA TELEPHONE COMPANY, A CORPORATION  
PURPOSE: LINES AND POLES  
RECORDED: IN BOOK 17515 PAGE 307, OFFICIAL RECORDS  
AFFECTS: OVER THE REAR 4 FEET OF SAID LAND.

J 11. AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN, EXECUTED BY AND BETWEEN THE PARTIES NAMED HEREIN.

DATED JULY 1, 1960  
LESSOR WALTER J. LEWIS AND RUBY H. LEWIS

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LESSEE  
RECORDED

CONTINENTAL OIL COMPANY, A CORPORATION  
OCTOBER 3, 1960 AS INSTRUMENT NO. 2295, OFFICIAL  
RECORDS

K AFFECTS THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT THE RIGHT TO ENTER UPON OR USE ANY PORTION OF SAID LAND LYING ABOVE SAID DEPTH.

L NO ASSURANCE IS MADE AS TO THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE, NOR AS TO OTHER MATTERS AFFECTING THE RIGHTS OR INTERESTS OF THE LESSOR OR LESSEE IN SAID LEASE.

M 12. A LIEN CONTRACT, TO SECURE PERFORMANCE UNDER SAID CONTRACT

AMOUNT: \$960.00  
CONTRACT SELLER: BUILDERS SUPPLY CENTER  
CONTRACT BUYER: FRED SIMS JR AND RUSHIE SIMS  
RECORDED: JULY 23, 1976 AS INSTRUMENT NO. 6258, OFFICIAL RECORDS

N 13. A NOTICE OF SUBSTANDARD PROPERTY

EXECUTED BY: CODE ENFORCEMENT BUREAU, CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
RECORDED: SEPTEMBER 21, 2007 AS INSTRUMENT NO. 07-2187166,  
OFFICIAL RECORDS.

AD 14. A NOTICE OF BUILDING(S), STRUCTURES(S) OR PREMISES CLASSIFIED AS NOTICE OF BUILDING, STRUCTURE, OR PREMISES CLASSIFIED AS EITHER HAZARDOUS, SUBSTANDARD OR A NUISANCE - ABATEMENT PROCEEDINGS PURSUANT TO THE PROVISIONS OF DIVISION 89 OF ARTICLE 1 OF CHAPTER IX OF THE LOS ANGELES MUNICIPAL CODE, BY THE DEPARTMENT OF BUILDING AND SAFETY.

RECORDED: OCTOBER 31, 2008 AS INSTRUMENT NO. 08-1937486,  
OFFICIAL RECORDS

AE 15. A DOCUMENT ENTITLED "NOTICE OF PENDING LIEN", DATED DECEMBER 26, 2008 EXECUTED BY DEPARTMENT OF BUILDING AND SAFETY, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED DECEMBER 26, 2008 AS INSTRUMENT NO. 08-2257226.

O END OF SCHEDULE B

P NOTE NO. 1: WHEN THIS TITLE ORDER CLOSES AND IF CHICAGO TITLE IS HANDLING LOAN PROCEEDS THROUGH SUB-ESCROW, ALL TITLE CHARGES AND EXPENSES NORMALLY BILLED, WILL BE DEDUCTED FROM THOSE LOAN PROCEEDS (TITLE CHARGES AND

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EXPENSES WOULD INCLUDE TITLE PREMIUMS, ANY TAX OR BOND ADVANCES, DOCUMENTARY TRANSFER TAX AND RECORDING FEES, ETC.).

NOTE NO. 2: WE WILL REQUIRE A STATEMENT OF INFORMATION FROM THE PARTIES NAMED BELOW IN ORDER TO COMPLETE THIS REPORT, BASED ON THE EFFECT OF DOCUMENTS, PROCEEDINGS, LIENS, DECREES, OR OTHER MATTERS WHICH DO NOT SPECIFICALLY DESCRIBE SAID LAND, BUT WHICH, IF ANY DO EXIST, MAY AFFECT THE TITLE OR IMPOSE LIENS OR ENCUMBRANCES THEREON.

PARTIES: ALL PARTIES

(NOTE: THE STATEMENT OF INFORMATION IS NECESSARY TO COMPLETE THE SEARCH AND EXAMINATION OF TITLE UNDER THIS ORDER. ANY TITLE SEARCH INCLUDES MATTERS THAT ARE INDEXED BY NAME ONLY, AND HAVING A COMPLETED STATEMENT OF INFORMATION ASSISTS THE COMPANY IN THE ELIMINATION OF CERTAIN MATTERS WHICH APPEAR TO INVOLVE THE PARTIES BUT IN FACT AFFECT ANOTHER PARTY WITH THE SAME OR SIMILAR NAME. BE ASSURED THAT THE STATEMENT OF INFORMATION IS ESSENTIAL AND WILL BE KEPT STRICTLY CONFIDENTIAL TO THIS FILE.)

NOTE NO. 3: THERE ARE NO CONVEYANCES AFFECTING SAID LAND, RECORDED WITHIN TWENTY-FOUR (24) MONTHS OF THE DATE OF THIS REPORT.

NOTE NO. 4: THE CHARGE FOR A POLICY OF TITLE INSURANCE, WHEN ISSUED THROUGH THIS TITLE ORDER, WILL BE BASED ON THE BASIC (NOT SHORT-TERM RATE) TITLE INSURANCE RATE.

Q NOTE NO. 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.

R NOTE NO. 6: 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.

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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  
1850 GATEWAY BLVD.  
CONCORD, CA 94520

BANK ABA: 0260-0959-3

ACCOUNT NAME: CHICAGO TITLE COMPANY  
WESTSIDE/BEACH CITIES MARKET CENTER

ACCOUNT NO.: 12350-50723

FOR CREDIT TO: CHICAGO TITLE COMPANY  
WESTSIDE/BEACH CITIES MARKET CENTER

FURTHER CREDIT TO: ORDER NO.: 076064481

S NOTE NO. 7: NONE OF THE ITEMS SHOWN IN THIS REPORT WILL CAUSE THE COMPANY TO DECLINE TO ATTACH CLTA ENDORSEMENT FORM 100 TO AN ALTA LOAN POLICY, WHEN ISSUED.

T NOTE NO. 8: THERE IS LOCATED ON SAID LAND A SINGLE FAMILY RESIDENCE KNOWN AS: 2121 WEST 60TH STREET, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

U NOTE NO. 9: 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.

V NOTE NO. 10: 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