



Fidelity National Title Company

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

PRELIMINARY REPORT

TITLE OFFICER: Daren B. Bower Fax #818-705-0087

ORDER NO.: 19488235

TO: Public Administrator
320 W. Temple St.
Los Angeles, CA

LOAN NO.:

ATTN: Bill Cohen
YOUR REFERENCE.: Finley

SHORT TERM RATE: No

PROPERTY ADDRESS: 4413 West 59th Place, Los Angeles, 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
American Land Title Association Loan Policy (10-17-92) with A.L.T.A. Form 1 Coverage

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:

The heirs or devisees of Dora B. Finley, deceased, their interest being subject to the administration of the estate of said decedent in Los Angeles County, Probate Case No. BP097429.

3. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

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

DT\DT 08/30/2006

EXHIBIT "ONE"

Lot 338, of Tract No. 5525, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 60 Page(s) 20 and 21 of maps, in the office of the County Recorder of said county.

Assessor's Parcel No: 4019-010-041

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 4019-010-041.

Code Area Number: 0000304
 1st Installment: \$405.91 Unpaid
 2nd Installment: \$405.89 Unpaid
 Land: \$22,256.00
 Improvements: \$20,156.00
 Exemption: \$
 Personal Property: \$

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

APN: 4019-010-041
 Default No.:
 Default Date: None Shown

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

Amount: \$3,011.67
 By: December 31, 2009
 Amount: \$3,044.40
 By: January 31, 2010

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

Purpose: Public utilities
 Recorded: Book 4445, Page 109, of Official Records
 Affects: The Northerly 5 feet of said land

- 6. **Covenants, conditions and 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, as set forth in the document referred to in the numbered item last above shown.

NOTE: Section 12956.1 of the Government Code provides the following: If this document contains any restriction based on race, color, religion, sex familial status, marital status, disability, national origin, or ancestry, that restriction violates state and federal housing laws and is void. Any person holding an interest in this property may request that the county recorder remove the restrictive language pursuant to subdivision (c) of Section 12956.1 of the Government Code.

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.

7. **Easement(s)** for the purpose(s) shown below and rights incidental thereto as disclosed by a Declaration by the Department of Water and Power of the City of Los Angeles

In Favor of: The City of Los Angeles, successor to Los Angeles, Gas & Electric Corp.
 Purposes: pole lines and conduits
 Recorded: Book 15515, Page 150, of Official Records
 Affects: The Northerly 5 feet of said land

8. **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.

Dated: December 1, 1956
 Lessor: Marcelle Buschling
 Lessee: Standard Oil Company of California, a Corporation
 Recorded: Book 53581, Page 226, of Official Records

Said lease affects that portion of said land lying below a depth of 500 feet from the surface thereof.

Said lease provides for no right of surface entry.

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.

Assignment of the lessor's interest under said lease,

Assignor: Marcelle Buschling
 Assignee: Dora B. Finley, an unmarried woman
 Recorded: December 20, 1968, Instrument No. 1320, Book M-139, Page 787, of Official Records

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

Amount: \$51,500.00
 Dated: June 15, 1995
 Trustor: Dora B. Finley, an unmarried woman
 Trustee: Home Budget Loan Service Inc.
 Beneficiary: Budget Finance Company, a California corporation
 Loan No.:
 Recorded: June 22, 1995, Instrument No. 95-993067, of Official Records

The beneficial interest thereunder has been assigned, by mesne assignments, to:

Assignee: Wachovia Bank, N.A. as trustee f/k/a First Union National Bank for Bayview Series 2002-C
 Loan No.:
 Recorded: December 18, 2002, Instrument No. 02-3109128, of Official Records

NOTE: Amended Civil Code Section 2941, which becomes effective on January 1, 2002 sets the fee for the processing and recordation of the reconveyance of each Deed of Trust being paid through this transaction \$45.00. The reconveyance must be clearly set forth in the Beneficiary's Payoff Demand Statement ("Demand"). In addition, an assignment or authorized release of the fee, from the Beneficiary to the Trustee of the record, must be included. an example of the required language is as follows:

"The beneficiary identified above hereby assigns releases or transfer to the Trustee of record, the sub of \$45.00, included herein as "Reconveyance Fee", for the processing and recordation of the Reconveyance of the Deed of Trust securing the indebtedness covered hereby, and the escrow company or title processing this pay-off is authorized to deduct the Reconveyance Fee from this Demand and forward said fee to the trustee of record or the successor Trustee under the Trust Deed to be paid off in Full."

In the event that the reconveyance fee and the assignment, release or transfer are not included within the Demand Statement, then Fidelity National Title Insurance Company and its Underwritten Agent may decline to process the reconveyance and will be forced to return all documentation directly to the Beneficiary for compliance with the requirements of the revised statute.

10. **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.

11. **Your application** for title insurance was placed by reference to a street address only. Based on our records, we believe that the description in this report covers the parcel that you requested.

To prevent errors and to be certain that the proper parcel of land will appear on the documents and on the policy of title insurance, we require written approval of the legal description in this report be sent to this Company, signed by the parties to the 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 a Single Family Dwelling known as 4413 West 59th Place, Los Angeles, 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. 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 6. WIRE INSTRUCTIONS

COMERICA BANK CALIFORNIA
Financial Services Group
9920 S. La Cienega Boulevard
11th Floor
Inglewood, CA, 90301

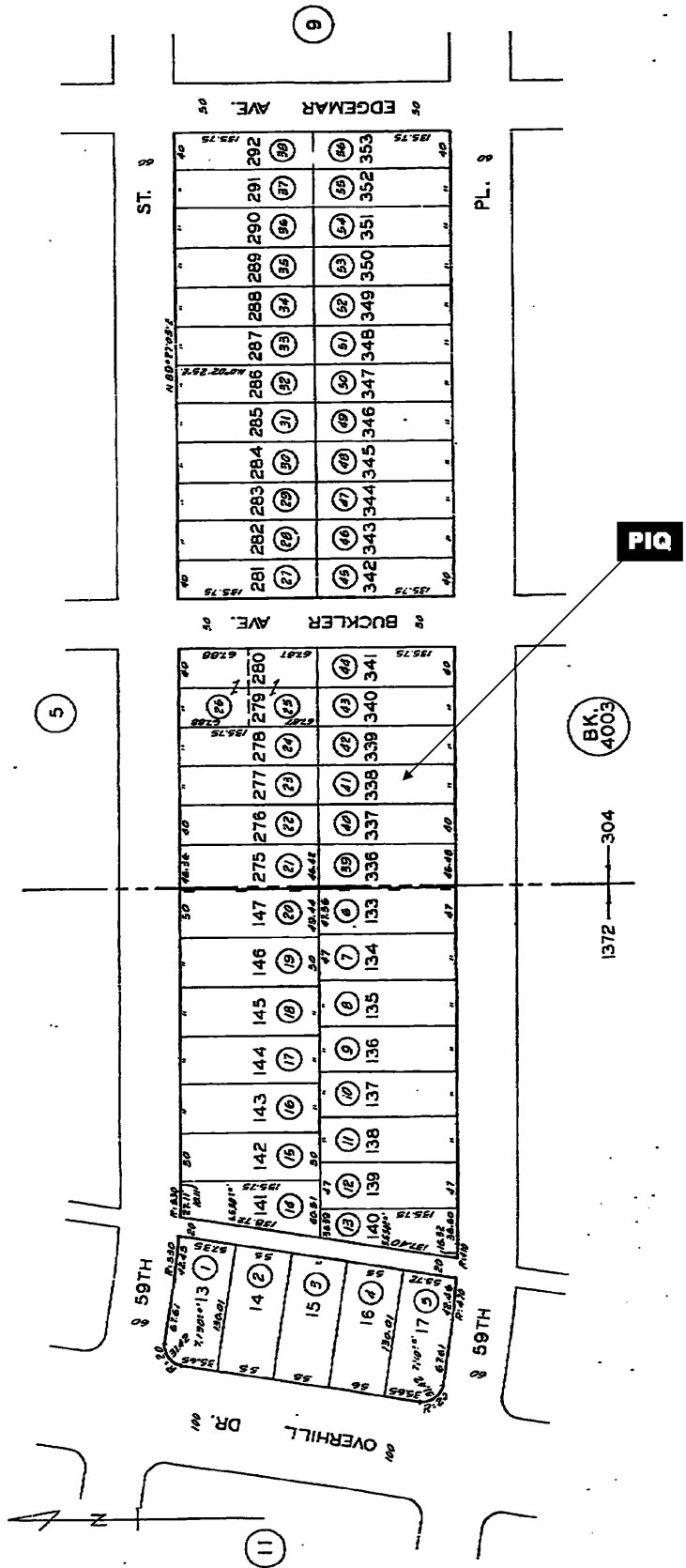
Routing No. 121137522
For Credit to FIDELITY NATIONAL TITLE

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

Note 7. 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.

4019 10
SCALE 1" = 100'

4C
504



BK.
4003

1372 304

CODE
304
1372

TRACT NO. 5525 M. B. 60 - 20 - 21
TRACT NO. 9344 M. B. 146 - 30 - 33

FOR PREV. ASSM'T SEE:
5008 - 29, 30 & 31

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.