



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 - Ph (818) 758-5718

ORDER NO.: 19602287 - A
Amendment
LOAN NO.:

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

ATTN: Jeanette

SHORT TERM RATE: No

PROPERTY ADDRESS: 17041 Gledhill Street, Los Angeles, California

EFFECTIVE DATE: May 5, 2010, 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:

Arthur C. Honaker, an unmarried man

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

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

FT5\KJ 05/15/2009

LEGAL DESCRIPTION

EXHIBIT "ONE"

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

Lot 51 of Tract 30557, in the City of Los Angeles, as per Map recorded in Book 861 Pages 9 to 11 inclusive of Maps, in the Office of the County Recorder of said County.

Except all oil, gas, minerals and other hydrocarbon substances lying below a depth of 500 feet from the surface of said land, but without the right of entry upon any portion of the surface above a depth of 500 feet to take, market, mine, explore or drill for same, as excepted in the deed from Getty Pil Company recorded October 25, 1974 as Instrument No. 347, in Book D6454 Page 340, Official Records.

Assessor's Parcel No: 2692-022-045

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 2010-2011.

2. **Property taxes**, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2009-2010, Assessor's Parcel Number 2692-022-045.

Code Area Number: 0000016
1st Installment: \$4,059.28 Delinquent, Penalty \$405.92
2nd Installment: \$4,059.28 Delinquent, Penalty \$415.93
Land: \$294,277.00
Improvements: \$336,014.00
Exemption: \$
Personal Property: \$

3. **Supplemental assessment** for 2008-2009

Bill No.: 08010
1st Installment: \$12.20 Delinquent, Penalty \$1.22
Must be paid by: December 10, 2009
2nd Installment: \$12.20 Delinquent, Penalty \$11.22
Must be paid by: April 10, 2010

4. **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.

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

6. **Covenant Agreement** executed by Metropolitan Development Corporation, 8447 Wilshire Boulevard, Beverly Hills, California, upon and subject to the provision and contained therein recorded March 2, 1976 as Instrument No. 2239.

7. **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, martial 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: March 4, 1976, Instrument No. 2264, 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.

8. Protective Conditions, which provide that each owner of a lot in said Tract shall not in any way interfere with the established drainage in or over any lot in said Tract. In the event it is necessary to change the established drainage over any lot, adequate provisions for proper drainage shall be made therefor.
- "Established Drainage" is defined therein as the drainage as the same existed at the time of the overall grading of said Tract, including the landscaping of any such lot in said tract, if any, is completed.
Recorded: March 4, 1976 as Instrument No. 2264.
9. Provisions of the Dedication statement on the map of
Tract: 30557.
Which recite: Which relinquish vehicular right of ingress and egress to Plummer Street, from said land, upon the terms set forth.
10. Our examination of the record title to the herein described land does not disclose any existing loans. We therefore request a copy of the owners' disclosure statement with reference to existing encumbrances to reconfirm our findings.
11. **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.
12. **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 17041 Gledhill Street, 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. 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