



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.: 19602500 - B
Amendment
LOAN NO.:

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

ATTN: Jeanette

SHORT TERM RATE:

PROPERTY ADDRESS: 4719 Vesper Avenue, Sherman Oaks Area, 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 or Edith I. Honaker, his 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

RCA\RCA 05/10/2010

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 25 in Block "H", of Tract No. 6852, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 76 Page(s) 46 to 48 of maps, in the office of the County Recorder of said county.

Assessor's Parcel No: 2265-007-025

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 2265-007-025.

Code Area Number: 0000013
1st Installment: \$1,804.28 Delinquent, Penalty \$ 180.43
2nd Installment: \$1,804.28 Delinquent, Penalty \$ 190.43
Land: \$227,946.00
Improvements: \$56,293.00
Exemption: \$
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, 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: Book 6105, Page 60, of Deeds

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

Purpose: Pole lines
Recorded: Book 2738, Page 361, of Official Records
Affects: Portion of said land

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

Purpose: Pole and pipe lines, conduits, and sewers
Recorded: Book 10963, Page 199, of Official Records
Affects: Portion of said land

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

9. 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.

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. **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. Unless this Company is in receipt of WRITTEN instructions authorizing a particular policy, Fidelity National Title will AUTOMATICALLY issue the American Land Title Association Homeowner's Policy (10/22/03) for all qualifying residential 1-4 properties/transactions to insure the buyer at the close of escrow.

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 4719 Vesper Avenue, Sherman Oaks Area, Los Angeles, 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. 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