



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.: 19605306 - A
Amendment
LOAN NO.:

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

ATTN: Jeanette

SHORT TERM RATE: No

PROPERTY ADDRESS: 10926 Hartsook Street, North Hollywood area, Los Angeles,
California

EFFECTIVE DATE: June 30, 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:

Julius Gyomlay and Katalin Gyomlay, husband and 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

FJ\j 07/07/2009

LEGAL DESCRIPTION

EXHIBIT "ONE"

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

Lot 48, of Tract No. 8275, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 93 Page(s) 85 of maps, in the office of the County Recorder of said county.

Assessor's Parcel No: 2419-002-009

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. **Said property has been declared tax defaulted** for non-payment of delinquent taxes for the fiscal year 2008-2009.

APN: 2419-002-009
Default No.:
Default Date: None Shown

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

Amount: \$7.70
By: May 31, 2010
Amount: \$8.40
By: June 30, 2010

3. **Property taxes** for the fiscal year shown below are PAID. For proration purposes the amounts are:

APN: 2419-002-009
Fiscal year 2009-2010
1st Installment: \$729.98 PAID
2nd Installment: \$729.97 PAID
Exemption: \$\$ 7,000.00
Land: \$66,649.00
Improvements: \$47,651.00
Code Area: 0000013

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

Purpose: Poles, conduits and incidental purposes
Recorded: August 25, 1941, Book 18738, Page 31, of Official Records
Affects: The rear 5 feet

7. **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.

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. **The fact that said land is included within a project area of the Redevelopment Agency shown below, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the redevelopment plan) as disclosed by a document.**

Redevelopment

Agency: The North Hollywood Redevelopment Plan
Recorded: November 30, 1995, Instrument No. 95-1904107, of Official Records

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. **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.

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.

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.** 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.

- 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 10926 Hartsook Street, North Hollywood 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. 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 7. 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 8. 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