



# 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 - 818-758-5718

ORDER NO.: 19581320 - A  
**Amendment**  
LOAN NO.:

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

ATTN: Jeanette Y. Dredd

SHORT TERM RATE: No

PROPERTY ADDRESS: 763 Arcadia Avenue #2, Arcadia, 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 CONDOMINIUM, as defined in Sections 783 & 1351(f) of the California Civil Code, in fee

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Margaret Ann McDonough, a single woman, a conservatee, pursuant to proceedings had in the Los Angeles County Superior Court, Case No. ZE031814, wherein Letters of Conservatorship were issued on September 27, 2007 naming Marvin J. Southard, D.S.W., as conservator of the estate of said conservatee, and Anna Marie McDonough, a widow

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

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

FJ/fj 11/17/2008

## LEGAL DESCRIPTION

### EXHIBIT "ONE"

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

A Condominium Comprised of:

Parcel 1:

An undivided 7.80 interest as a tenant in common in the Common Area as defined in the Condominium Plan for the project recorded July 18, 2003 as Instrument No. 03-2056757, of Official Records ("Condominium Plan") as to the West half of Lot 78, of Tract No. 2731, in the City of Arcadia, County of Los Angeles, State of California, as per map recorded in Book 33 Page(s) 29 of maps, in the office of the County Recorder of said county.

Parcel 2:

Unit No. 2 consisting of certain air space and elements as described in the Condominium Plan mentioned above.

Parcel 3:

An exclusive easement for garage purposes appurtenant to Parcels 1 and 2 above, designated and defined as Exclusive Use Common Area(s) in said Condominium Plan as "G2".

Assessor's Parcel No: 5783-011-103

**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. **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.

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

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

Purpose: Public utilities  
Recorded: Book 517, Page 246, of Official Records  
Affects: Common area

5. **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.

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

Purpose: Public utilities  
Recorded: April 10, 1961, Instrument No. 3116, Book D-1183, Page 413, of Official Records  
Affects: Common area

7. **The matters** set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and 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.

Entitled: Declaration of Covenants, Conditions and Restrictions  
Recorded: July 18, 2003, Instrument No. 03-2056758, 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.

\*Note: To avoid delays at the time of closing, it will be necessary that a written statement from the Homeowner's Association that all liens, charges and/or assessments levied on said land have been paid. Said statement should include all amounts due up to and including the date of closing.

8. **Non-exclusive easements** over and through the common area for ingress, egress, public utility, enjoyment, support and repair of the common area and each unit, as provided in the above mentioned declaration.

Affects: Common Area

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

APN:	5783-011-103
Fiscal year	2009-2010
1st Installment:	\$209.67 PAID
2nd Installment:	\$209.65 PAID
Exemption:	\$7,000.00
Land:	\$8,305.00
Improvements:	\$19,410.00
Code Area:	0001883

**Note 4.** 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 5.** The Company is not aware of any matters which would cause it to decline to attach the CLTA Endorsement Form 116.2 indicating that the land includes a condominium designated as Unit 2 and known as 763 Arcadia Avenue #2, Arcadia, CA to an Extended Coverage Policy.

**Note 6.** There are NO deeds affecting said land, recorded within twenty-four (24) months of the date of this report.

**Note 7.** 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 8.** 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 9.** 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**