



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 - Fax (818) 342-1386

ORDER NO.: 19589545 - A
Amendment
LOAN NO.:

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

ATTN: Jeanette
YOUR REFERENCE.: 1796 Larkspur

SHORT TERM RATE: No

PROPERTY ADDRESS: 1796 Larkspur Avenue, Pomona, California

EFFECTIVE DATE: January 28, 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:

Edia Kelley a widower

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

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

RCA\RCA 02/04/2009

LEGAL DESCRIPTION

EXHIBIT "ONE"

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

Lot 3, of Tract No. 23248, in the City of Pomona, County of Los Angeles, State of California, as per map recorded in Book 732 Page(s) 1 and 2 of maps, in the office of the County Recorder of said county.

Assessor's Parcel No: 8322-31-20

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 8322-31-20.

Code Area Number: 0007790
1st Installment: \$1,254.00 Delinquent, Penalty \$125.40
2nd Installment: \$1,254.00 Delinquent, Penalty \$135.40
Land: \$134,620.00
Improvements: \$53,842.00
Exemption: \$
Personal Property: \$

3. **Said property has been declared tax defaulted** for non-payment of delinquent taxes for the fiscal year 2007-2008.

APN: 8322-031-020
Default No.:
Default Date: None Shown

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

Amount: \$198.00
By: May 31, 2010
Amount: \$216.00
By: June 30, 2009

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: Right of way
Recorded: Book 219, Page 109, of Deeds
Affects: Said land

7. **The fact that the ownership of said land does not include rights of access to or from the street, highway, or freeway abutting said land**, such rights having been relinquished by the map of said Tract.

Affects: Mills Avenue

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

Purpose: Pole lines and conduits
 Recorded: July 12, 1965, Instrument No. 4588, of Official Records
 Affects: The Easterly 6 feet of said land

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. **A Notice of Pendency in the Matter of Unsafe Conditions Located at: 1796 Larkspur Avenue Pomona, California.**

Recorded: April 22, 2008, Instrument No. 08-694561, of Official Records.

Reference is made to said document for full particulars.

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.** 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 1796 Larkspur Avenue, Pomona, 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