



Fidelity National Title Company

6060 Sepulveda Boulevard Suite 100 Van Nuys, CA 91411
(818) 881-7800 FAX (818) 776-8528

PRELIMINARY REPORT

TITLE OFFICER: Jon Legg - 818-758-6804

ORDER NO.: 19604686 - A
Amendment
LOAN NO.:

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

ATTN: Rosanne
YOUR REFERENCE.: 1028 East Brenner Pl

SHORT TERM RATE: No

PROPERTY ADDRESS: 1028 East Brenner Place, Long Beach, California

EFFECTIVE DATE: August 12, 2009, 07:30 A.M.

The form of policy or policies of title insurance contemplated by this report is:

ALTA Homeowner's Policy of Title Insurance (1/1/08)
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:

Francisco Y. Ramos, a widower
3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

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

PN\PN 08/18/2009

LEGAL DESCRIPTION

EXHIBIT "ONE"

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

The West 32 feet of the East 294 feet of the North 50 feet of the South 85 feet of Lot 3 in Block "B", of a Resubdivision of portions of the Alamitos Tract and Alamitos Beach Townsite, in the City of Long Beach, County of Los Angeles, State of California, as per map recorded in Book 43 Pages 9 and 10 of Miscellaneous Records, in the office of the County Recorder of said county.

Assessor's Parcel No: 7266-004-022

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 7266-004-022.

Code Area Number: 0011933
1st Installment: \$127.73 Delinquent, Penalty \$ 12.77
2nd Installment: \$127.72 Delinquent, Penalty \$ 22.77
Land: \$7,592.00
Improvements: \$5,312.00
Exemption: \$7,000.00
Personal Property: \$

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

APN: 7266-004-022
Default No.:
Default Date: None Shown

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

Amount: \$654.40
By: May 31, 2010
Amount: \$661.28
By: June 30, 2010

4. **Supplemental assessment for 2009-2010**

Bill No.: 09010
1st Installment: \$588.03 Unpaid
Must be paid by: May 31, 2010
2nd Installment: \$588.02 Unpaid
Must be paid by: September 30, 2010

5. **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.

6. Any liens or other assessments, bonds, or special district liens, including without limitation, Community Facility Districts, that arise by reason of any local City, Municipal or County Project or Special District.

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

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

Purpose: Pipes and wires lines and other Public utilities, and the title to all water pipe now in or under said property, with the right to maintain, repair and use the same, as contains in the deed from Dominguez land Corporation, a Corporation to H. E. Voorhies, et ux.,
 Recorded: Book 2656, Page 82, of Official Records
 Affects: Said land

9. The right to excavate for, install, maintain and replace gas pipes and mains for the purposes, affecting said property, as granted to the Southern Counties Gas Company, by deed from C. M. Stienbrenner, recorded in Book 2941 Page 278, Official records, and assigned to the City of Long Beach, by assignment dated May 15, 1924 and recorded in Book 3566 Page 383, Official Records.

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

In favor of:
 Purpose: The right to construct and maintain pipes, poles, wires and conduits for transportation of water, gas, sewerage and electricity, as reserved in the Deeds from C.M.Steinbrenner and Margaret Steinbrenner, husband and wife, to Mutual Building and Loan Association, of Long Beach
 Recorded: Book 6237, Page 228, of Official Records
 Affects: Over the North 12 feet of said property

11. **An oil and gas lease** for the term therein provided with certain covenants, conditions and provisions, together with easements, if any, as set forth therein.

Dated: February 20, 1962
 Lessor: Edwin J. O'Hars and Aart Hennekes
 Lessee: Loren L. Hillman Inc., a California Corporation
 Recorded: May 18, 1962, Book M-1017, Page 62, of Official Records

Said lease affects that portion of said land lying below a depth of 500 feet from the surface thereof.

The present ownership of the leasehold created by said lease and other matters affecting the interest of the lessee are not shown herein.

12. 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.

13. **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.

14. **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 a Single Family Dwelling known as 1028 East Place, Long Beach, 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.** 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: _____

- Note 6.** 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.

END OF NOTES