



# 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.: 19605707 - A  
Amendment  
LOAN NO.:

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

ATTN: Jeanette

SHORT TERM RATE: No

PROPERTY ADDRESS: 1743 North Mona Boulevard, Compton, California

EFFECTIVE DATE: February 10, 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:

J.A. Wilson and Lucille Wilson, 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

BV\BV 07/31/2009

## LEGAL DESCRIPTION

### EXHIBIT "ONE"

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

Lots 1 and 2 in Block D of Stearn's Compton Villa Tract, in the City of Compton, County of Los Angeles, State of California, as per Map recorded in Book 10 Page 159 of Maps, in the office of the County Recorder of said county.

Assessor's Parcel No: 6153-028-009

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. Property taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2009-2010, Assessor's Parcel Number 6153-028-009.

Code Area Number: 0011252  
1st Installment: \$511.08 Delinquent, Penalty \$51.10  
2nd Installment: \$511.07 Unpaid  
Land: \$13,775.00  
Improvements: \$17,229.00  
Exemption: \$  
Personal Property: \$

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

APN: 6153-028-009  
Default No.:  
Default Date: June 30, 2009

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

Amount: \$1,250.15  
By: February 28, 2010  
Amount: \$1,265.22  
By: March 31, 2010

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. 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.

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

7. Any rights of the parties in possession of a portion of, or all of, said land, which rights are not disclosed by the public record.

This Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage. The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

8. Covenants, Conditions and Restrictions contained in the deed from Ramsey-Bonus Inc., recorded in Book 2988 Page 356, Official Records, and in the deed from Ramsey-Bonus Inc., recorded in Book 3478 Page 74, Official Records.
9. 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: Community Redevelopment Agency of the City of Compton  
 Recorded: December 10, 1991, Instrument No. 91-1994295, of Official Records

10. A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount: \$4,000.00  
 Dated: December 7, 1979  
 Trustor: J. A. Wilson and Lucille Wilson, husband and wife  
 Trustee: Broadway, Inc., a California corporation  
 Beneficiary: Julian Construction Company, a corporation  
 Loan No.:  
 Recorded: February 13, 1980, Instrument No. 80-150606, of Official Records

NOTE: Amended Civil Code Section 2941, which becomes effective on January 1, 2002 sets the fee for the processing and recordation of the reconveyance of each Deed of Trust being paid through this transaction \$45.00. The reconveyance must be clearly set forth in the Beneficiary's Payoff Demand Statement ("Demand"). In addition, an assignment or authorized release of the fee, from the Beneficiary to the Trustee of the record, must be included. an example of the required language is as follows:

"The beneficiary identified above hereby assigns releases or transfer to the Trustee of record, the sub of \$45.00, included herein as "Reconveyance Fee", for the processing and recordation of the Reconveyance of the Deed of Trust securing the indebtedness covered hereby, and the escrow company or title processing this pay-off is authorized to deduct the Reconveyance Fee from this Demand and forward said fee to the trustee of record or the successor Trustee under the Trust Deed to be paid off in Full."

In the event that the reconveyance fee and the assignment, release or transfer are not included within the Demand Statement, then Fidelity National Title Insurance Company and its Underwritten Agent may decline to process the reconveyance and will be forced to return all documentation directly to the Beneficiary for compliance with the requirements of the revised statute.

11. Matters which may be disclosed by an inspection and/or by a correct ALTA/ACSM Land Title Survey of said land that is satisfactory to this Company, and/or by inquiry of the parties in possession thereof.

An inspection of said land is required for our A.L.T.A Loan Policy.

NOTE: PLEASE CONTACT THIS COMPANY TO ARRANGE AN APPOINTMENT FOR THE NECESSARY INSPECTION.

12. 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.

13. 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 Warehouse/distributor known as 1743 North Mona Boulevard, Compton, 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

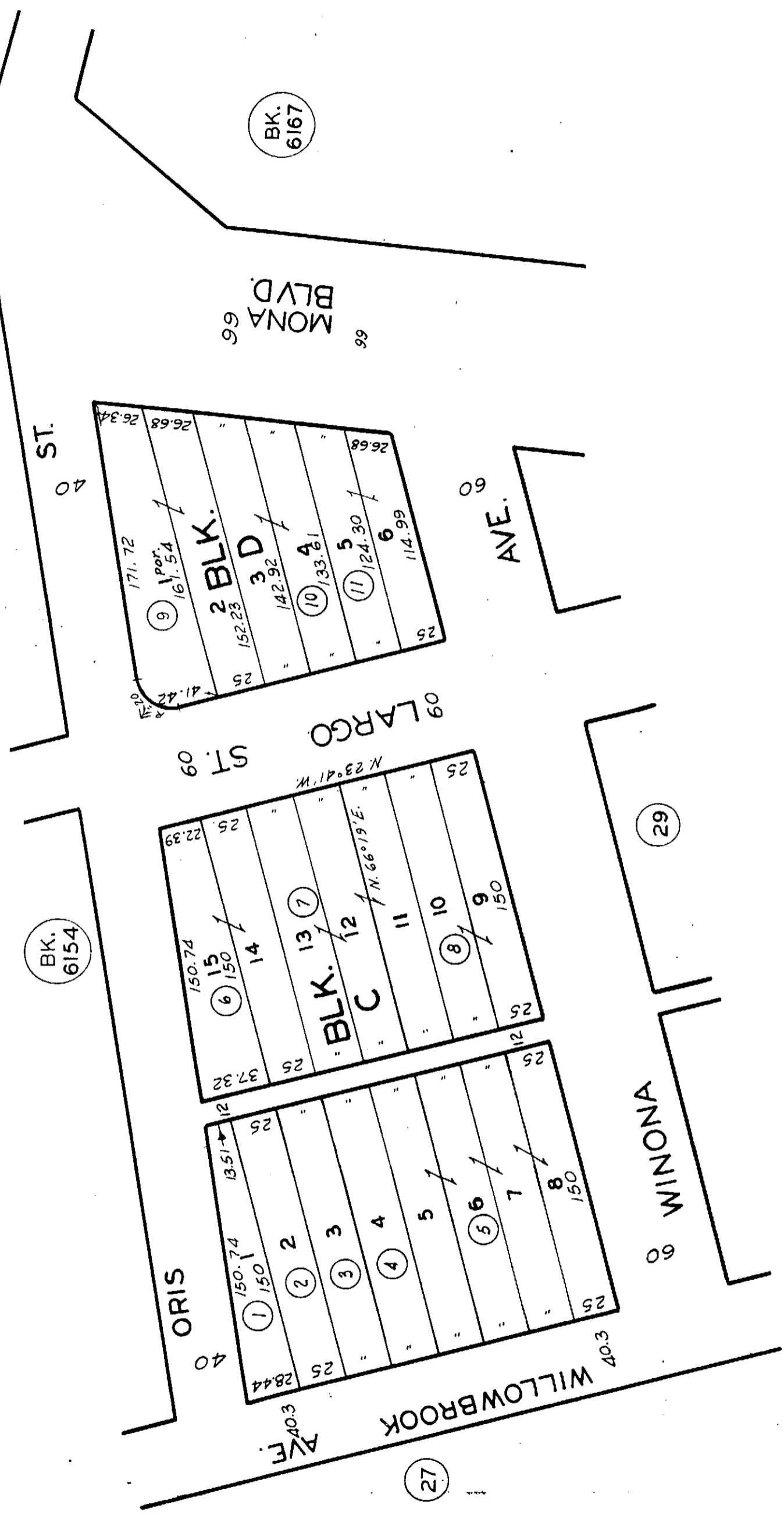
Account No. 1891608570  
Attn: Payoff Department  
Ref: Order No. \_\_\_\_\_  
Title Officer: \_\_\_\_\_

END OF NOTES

6519 28  
SCALE 1" = 60'

1993

THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



CODE 11252

# STEARNS COMPTON VILLA TRACT

FOR PREV. ASSM'T SEE: 6599-4

M. B. 10-159

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.