



Fidelity National Title Company

ISSUING OFFICE: 2510 S. East Street • Fresno, CA 93706
559 457-2300 • FAX 559 457-2394

PRELIMINARY REPORT

Amended

Title Officer: Misty Elliott

Title No.: 08-**5702794**-A-MDE

Locate No.: CAFNT0915-0915-0051-0005702794

TO: Los Angeles Public Administrator
320 W Temple Street 9th Floor
Los Angeles, CA 90012

ATTN: Jeanette

SHORT TERM RATE: No

PROPERTY ADDRESS: 286-123-15, Tehachapi, California

EFFECTIVE DATE: February 22, 2010, 07:30 A.M.

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

CLTA Standard Coverage Policy - 1990

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:

David F. O'Neil, by Quitclaim Deed recorded January 22, 1992 in Book 6621, Page 2218 of Official Records, which recites no status

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

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

NP\NP 05/29/2008

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE INCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Lot 186 of Tract No. 3117, in the unincorporated area of the County of Kern, State of California, as per Map recorded July 19, 1968 in Book 16 Pages 93 through 128, inclusive, of Maps, in the Office of the County Recorder of said County.

APN: 286-123-15-00-4

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 286-123-15.

Code Area Number: 125 006
1st Installment: \$149.77 + PENALTY 14.97
2nd Installment: \$149.77 due
Land: \$8,583.00
Improvements: \$0.00
Exemption: \$0.00
Personal Property:
Bill No.: 09-1211585

3. **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.

4. The lien of the assessment shown below, which assessment is or will be collected with and included in, the property taxes shown above.

Assessment: Mountain Meadow-Road Assessment

5. The lien of the assessment shown below, which assessment is or will be collected with and included in, the property taxes shown above.

Assessment: Tehachapi Cummings Water Storage District

6. **Easement(s)** for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract.

Purpose: Public utilities
Affects: That portion of said land as shown on the map of said tract.

7. **Easement(s)** for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract.

Purpose: Drainage
Affects: That portion of said land as shown on the map of said tract.

8. The privilege and right to extend and maintain roadway beds and/or drainage structures, excavation slopes, and embankment slopes, or said land, adjacent to the streets contiguous thereto, as shown upon or dedicated by the map of
Tract: No. 3117
In favor of: County of Kern
Affects: All lots

9. Covenants, conditions and restrictions (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin) as set forth in the document

Recorded: July 19, 1968, Book 4180, Page 498, 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.

Modification(s) of said covenants, conditions and restrictions

Recorded: August 2, 1977, Book 5045, Page 82, of Official Records

10. The community interest of the spouse of the vestee named below.

Vestee: David F. O'Neil

11. As of this report date, there are no Deeds of Trust of record.

END OF ITEMS

Note 1. ***IMPORTANT RECORDING NOTE***

Please send all original documents for recording to the following office:

Chicago Title Company
4015 Coffee Road #100
Bakersfield, CA 93308
Attn: Misty Elliott
Phone: (661) 410-4700
Fax: (661) 410-0006

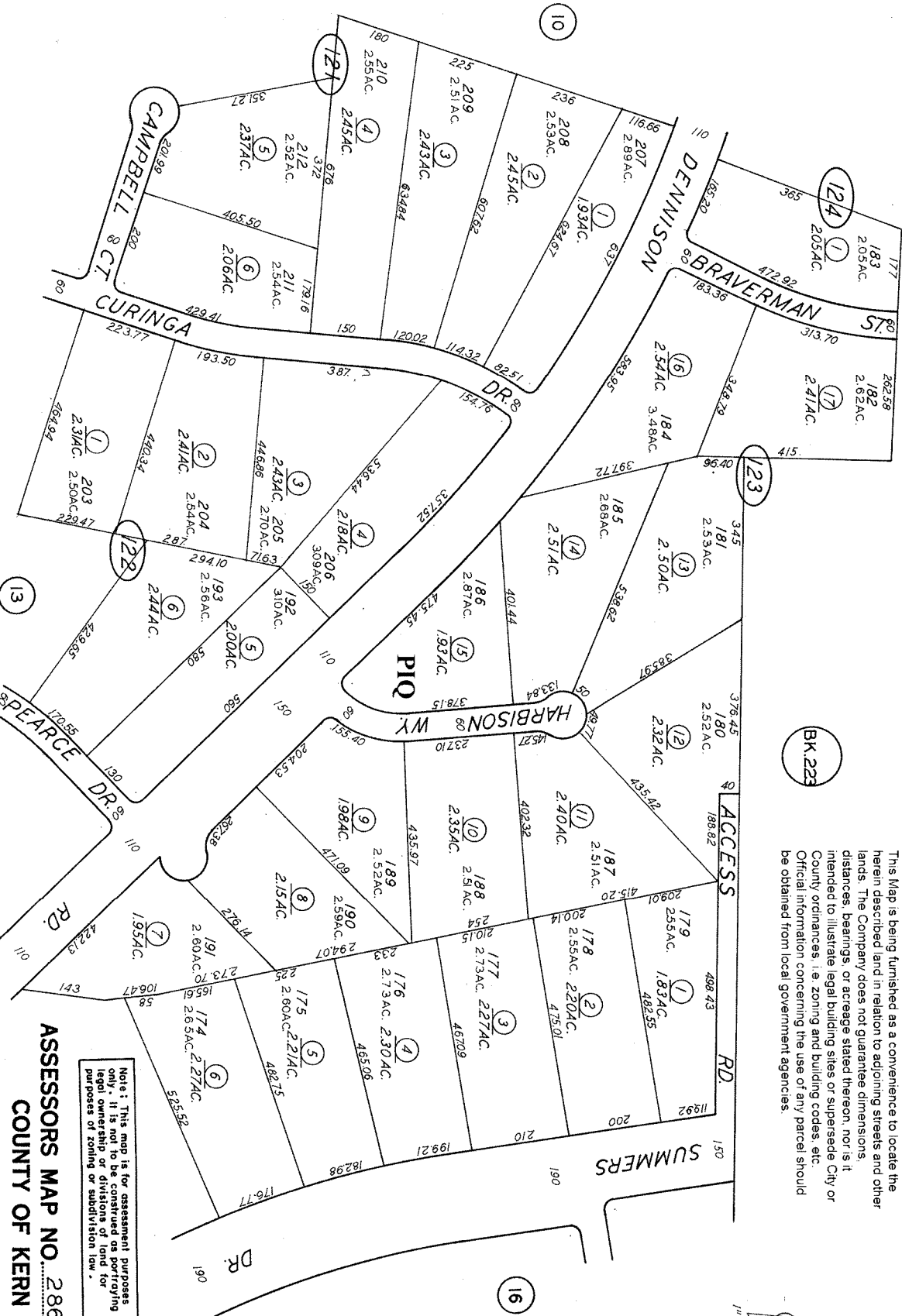
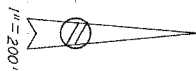
Please direct all other title communication and copies of documents, including recording release instructions, policy write-up instructions and settlement statements, to the Title Only Department at the issuing office.

Note 2. 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 3.** The Requirement that the complete and correct name or names of proposed buyers herein, be submitted to the Title Department, at least 5 days prior to the close of escrow.
- Note 4.** Escrow Information Note: Arb No. 286-012-03-15
- Note 5.** 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 6.** Please contact Escrow Office for Wire Instructions.
- Note 7.** Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirements cannot be met, please call the company at the number provided in this report.

END OF NOTES

This Map is being furnished as a convenience to locate the herein described land in relation to adjoining streets and other lands. The Company does not guarantee dimensions, distances, bearings, or acreage stated thereon, nor is it intended to illustrate legal building sites or supersede City or County ordinances, i.e. zoning and building codes, etc. Official information concerning the use of any parcel should be obtained from local government agencies.



Note: This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

ASSESSORS MAP NO. 286-12
COUNTY OF KERN