



# Fidelity National Title Company

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

PT 3052729-D  
R005 BP112046

## PRELIMINARY REPORT

TITLE OFFICER: Sheila Isham - Ph (818) 758-5718

ORDER NO.: 19619803

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

LOAN NO.:

ATTN: Jeanette

SHORT TERM RATE: No

PROPERTY ADDRESS: Vacant Land, California

EFFECTIVE DATE: January 14, 2010, 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:

The heirs or devisees of Wilma Annette Brody, deceased, their interest being subject to the administration of the estate of said decedent in Los Angeles County, Probate Case No. BP 112046.

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

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

FJ/fj 01/21/2010

**LEGAL DESCRIPTION**

**EXHIBIT "ONE"**

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

The South half of the North half of the Northeast Quarter and the North half of the South half of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of the Northwest Quarter and the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 28, Township 25 South, Range 23 East, Mount Diablo Base and Meridian, in the County of Kern, State of California.

Assessor's Parcel No: 046-240-03-00

**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 046-240-03-00.**

Code Area Number: 108-001  
1st Installment: \$153.76 Delinquent, Plus Penalty Amount \$ 15.37  
2nd Installment: \$153.75 Not Paid  
Land: \$26,636.00  
Improvements: \$0.00  
Exemption: \$None Shown  
Personal Property: \$None Shown

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

Purpose: Public highway  
Recorded: Book 208, Page 199, of Deeds  
Affects: As more particularly described therein.

5. **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.**

6. **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.

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

**Note 4.** Although the ALTA Homeowner's Policy is automatically issued by this Company, for qualified properties/transactions, the pending transaction and/or property DOES NOT QUALIFY and the Standard CLTA Owner's Policy will be issued at the close of escrow.

**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**

