

**Orange Coast Title Company**3536 Concoors, Suite 120
Ontario, CA 91764
909-987-5433**PRELIMINARY REPORT**Loeb & Loeb LLP
10100 Santa Monica Blvd. Suite 2200
Los Angeles, CA 90067**Attention:** Chelsea Maehara
Property address: 1: Vacant Land, Los Angeles, CA 90017
2: Vacant Land, Los Angeles, CA 90017
3: Vacant Land, Los Angeles, CA 90017**Your no.:** Monteverdi, LLC
Order no.: 140-2038631-66**Dated:** October 1, 2019

In response to the above referenced application for a policy of title insurance, **Orange Coast Title Company** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit B attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit B. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit B of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters, which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of September 10, 2019 at 7:30 AM

Helen Johnson, Title Officer
Ph: 909-987-5433
Email: helenj@octitle.com

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

See attached disclosure.

Schedule "A"

The estate or interest in the land hereinafter described or referred to covered by this report is:

A Fee

Title to said estate or interest at the date hereof is vested in:

Monteverdi, LLC, a California Limited Liability Company

The land referred to in this report is situated in the City of Los Angeles, the County of Los Angeles, State of California, and is described as follows:

Lots 1 through 31, inclusive of Tract 53072, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 1413 Pages 27 through 43, inclusive of Maps, in the office of the County Recorder of said County.

Assessor's Parcel Numbers(s):

- 1: 4490-024-014
- 2: 4493-014-016
- 3: 4493-014-029

Schedule "B"

At the date hereof exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy form would be as follows:

- 1 General and Special taxes for the fiscal year 2019-2020, including any assessments collected with taxes. A lien not yet payable.

First installment due and payable 11/01/2019, delinquent if not paid by 12/10/2019
Second installment due and payable 02/01/2020, delinquent if not paid by 04/10/2020

- 2 General and Special taxes for the fiscal year 2018-2019, including any assessments collected with current taxes.

Total amount	\$39,490.40
1st installment	\$19,745.20 , Paid with penalty
Penalty	\$1,974.52 (after 12/10/2018)
2nd installment	\$19,745.20 , Paid
Penalty	\$1,984.52 (after 04/10/2019)
Code area	00067 - City of Los Angeles - 44
Parcel No.	4490-024-014
Exemption	\$none

NOTE: Taxes above mentioned have all been paid and are reported for proration purposes only.

- 3 General and Special taxes for the fiscal year 2018-2019, including any assessments collected with current taxes.

Total amount	\$64,974.06
1st installment	\$32,487.04 , Paid with penalty
Penalty	\$3,248.70 (after 12/10/2018)
2nd installment	\$32,487.02 , Paid
Penalty	\$3,258.70 (after 04/10/2019)
Code area	00067 - City of Los Angeles - 44
Parcel No.	4493-014-016
Exemption	\$none

NOTE: Taxes above mentioned have all been paid and are reported for proration purposes only.

- 4 General and Special taxes for the fiscal year 2018-2019, including any assessments collected with current taxes.

Total amount	\$90,469.35
1st installment	\$45,234.68 , Paid with penalty
Penalty	\$4,523.46 (after 12/10/2018)
2nd installment	\$45,234.67 , Paid
Penalty	\$4,533.46 (after 04/10/2019)
Code area	00067 - City of Los Angeles - 44
Parcel No.	4493-014-029
Exemption	\$none

NOTE: Taxes above mentioned have all been paid and are reported for proration purposes only.

- 5 The Lien of future supplemental taxes, if any, assessed pursuant to the provisions of section 75, et seq of the revenue and taxation code of the State of California

- 6 An easement for purposes herein stated, and rights incidental thereto as provided in an instrument

Recorded:	5/20/1955, in Book 47834 Page 418 , Official Records
For:	Ingress, egress and incidental purposes
In favor of:	City of Los Angeles
Affects:	more particularly described in the above mentioned.

NOTE: Reference is made to said document for full particulars.

7 An easement for purposes herein stated, and rights incidental thereto as provided in an instrument
 Recorded: 6/17/1955, [in Book 48092 Page 197](#), Official Records
 For: A grade, cut or fill and to provide for drainage and the protection of a road and roadway and incidental purposes
 In favor of: City of Los Angeles, a Municipal Corporation
 Affects: more particularly described in the above mentioned.

NOTE: Reference is made to said document for full particulars.

8 An easement for purposes herein stated, and rights incidental thereto as provided in an instrument
 Recorded: 3/9/1956, [in Book 50551 Page 122](#), Official Records
 For: Roads, cuts and fills, drainage and incidental purposes
 In favor of: Department of Water and Power of The City of Los Angeles
 Affects: more particularly described in the above mentioned.

NOTE: Reference is made to said document for full particulars.

9 An easement for purposes herein stated, and rights incidental thereto as provided in an instrument
 Recorded: 10/19/1971 [as Instrument No. 1971-2189](#), of Official Records.
 For : Drainage purposes and incidental purposes
 In favor of : State of California
 Affects : As set forth therein

10 An easement for purposes herein stated, and rights incidental thereto as provided in an instrument
 Recorded: 4/5/1977 [as Instrument No. 1977-343074](#), of Official Records.
 For : Access and incidental purposes
 In favor of : The City of Los Angeles
 Affects : As set forth therein

11 Covenants, conditions, restrictions, charges, assessments and other matters in an instrument recorded [5/19/1978 as Instrument No. 1978-534841](#), Official Records, which provide that a violation thereof shall not defeat or render invalid the lien of any mortgage or Deed of Trust made in good faith and for value, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under chapter 42, section 3604 of the United States code or (b) relates to handicap but does not discriminate against handicapped persons.

"NOTE: section 12955 of the government code provide the following: if this document contains any restriction based on race, color, religion, sex, familial status, marital status, disability, national origin, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12955 of the government code. Lawful restriction under state and federal law on the age of occupants in senior housing for older persons shall not be construed as restriction based on familial status."

Said instrument may provide for levying regular as well as special assessments.

Notwithstanding the mortgagee protection clause contained in the above mentioned covenants, conditions and restrictions, they provide that the liens and charges for upkeep and maintenance are subordinate only to a first mortgage.

An easement as set forth in the above document

For : access, use and enjoyment and incidental purposes
 Affects : common area

An instrument providing the land described herein is annexed and made subject to the declaration of covenants, conditions and restrictions above mentioned.

Recorded: 12/30/1980, [as Instrument No. 1980-1306599](#), Official Records

An easement as set forth in the above document

For : use and enjoyment and incidental purposes
 Affects : the exact location is not disclosed of record

An instrument providing the land described herein is annexed and made subject to the declaration of covenants, conditions and restrictions above mentioned.

Recorded: 12/29/1981, [as Instrument No. 1981-1269876](#), Official Records

An easement as set forth in the above document

For : use and enjoyment and incidental purposes

Affects : the exact location is not disclosed of record

An instrument declaring a modification thereof was recorded 1/17/1991, as Instrument No. [1991-76918](#), Official Records

An instrument declaring a modification thereof was recorded 12/13/2012, as Instrument No. [2012-1923028](#), Official Records

- 12 Any assessments due the current managing Association(s).
- 13 A covenant and agreement wherein the owners of said land covenant and agree, among other things, that said lands shall be held as one parcel, and that no portion shall be sold separately.
Recorded: [6/23/1978 as Instrument No. 1978-684373](#), Official Records.

- 14 An unrecorded Lease, upon the terms, covenants and conditions therein provided, disclosed by Memorandum of Lease
Dated: 9/20/1978
Lessor: Barclay Hollander Corporation, a California Corporation
Lessee: County Sanitation District No. 2 of Los Angeles and the County of Los Angeles
Term: Not shown
Recorded: 9/29/1978 as Instrument No. [1978-1088301](#), Official Records.

The present ownership of said Leasehold and other matters affecting the interest of the Lessee are not shown herein.

- 15 An easement for purposes herein stated, as shown on or dedicated by the map of said tract
For : Sanitary sewer, storm drain and incidental purposes
Affects : The location of said easement is set forth therein of said land
Recorded: [in Book 909 Pages 46 through 52, inclusive of Maps](#)

A portion of said easement was quit claimed by a Quitclaim Deed recorded 12/8/1981 as Instrument No. [1981-1206964](#), Official Records.

- 16 An easement for purposes herein stated, and rights incidental thereto as provided in an instrument
Recorded: 3/27/1981, [as Instrument No. 1981-313319](#), Official Records
For: Access, drainage and landscaping and incidental purposes
In favor of: Mountaingate Limited Partnership
Affects: more particularly described in the above mentioned.

NOTE: Reference is made to said document for full particulars.

- 17 An unrecorded Lease, upon the terms, covenants and conditions therein provided, disclosed by Memorandum of Gas Lease Agreement
Dated: 4/10/1930
Lessor: Barclay Hollander Corporation
Lessee: Getty Synthetic Fuels, Inc.
Term: 20 years
Recorded: 4/20/1981 as Instrument No. [1981-390656](#), Official Records.

The present ownership of said Leasehold and other matters affecting the interest of the Lessee are not shown herein.

- 18 An easement for purposes herein stated, and rights incidental thereto as provided in an instrument
 Recorded: 9/24/1981, [as Instrument No. 1981-950359](#), Official Records
 For: Ingress, egress, waterline, slope purposes and incidental purposes
 In favor of: The City of Los Angeles, a Municipal Corporation
 Affects: more particularly described in the above mentioned.

NOTE: Reference is made to said document for full particulars.

- 19 An easement for purposes herein stated, and rights incidental thereto as provided in an instrument
 Recorded: 2/4/1982, [as Instrument No. 1982-130616](#), Official Records
 For: Use and enjoyment and for access, drainage, landscaping and incidental purposes
 In favor of: Mountaingate Limited Partnership
 Affects: more particularly described in the above mentioned.

NOTE: Reference is made to said document for full particulars.

- 20 An instrument, upon the terms and conditions contained therein
 Entitled: "Grant of Easements and Covenants"
 Dated: 2/10/1982
 Executed by and between: Barclay Hollander Corporation, a California Corporation and CF-Mountaingate, a California Joint Venture.
 Recorded: 2/16/1982 as Instrument No. [1982-168266](#), Official Records.

And recorded [2/16/1982 as Instrument No. 1982-168267](#), Official Records

And recorded [2/16/1982 as Instrument No. 1982-168268](#), Official Records

And recorded [2/16/1982 as Instrument No. 1982-168269](#), Official Records

- 21 An easement for purposes herein stated, and rights incidental thereto as provided in an instrument
 Recorded: 4/22/1982, [as Instrument No. 1982-416619](#), Official Records
 For: Maintain and operate a line or lines of pipe and an energy dissipator, together with appurtenant structures and equipment, for drainage and incidental purposes
 In favor of: The City of Los Angeles, a Municipal Corporation
 Affects: more particularly described in the above mentioned.

NOTE: Reference is made to said document for full particulars.

- 22 An instrument, upon the terms and conditions contained therein
 Entitled: Affidavit Regarding Erection and Maintenance of Building in Areas Subject to Inundation or Physical Hazards of a Geological Nature
 Recorded: 5/4/1984, [as Instrument No. 1984-539402](#), Official Records

This covenant and agreement shall run with the land and be binding upon any future owners, encumbrances, their successors, heirs or assigns and shall continue in effect until the county or the authority approves its termination.

- 23 An easement for purposes herein stated, and rights incidental thereto as provided in an instrument
 Recorded: 8/19/1985, [as Instrument No. 1985-957263](#), Official Records
 For: Operate a line or lines of underground conduits, conductors, wires, vaults, manholes and appurtenant structures and equipment, together with an aboveground meterhouse and incidental purposes
 In favor of: The City of Los Angeles, a Municipal Corporation
 Affects: more particularly described in the above mentioned.

NOTE: Reference is made to said document for full particulars.

- 24 An unrecorded Lease, upon the terms, covenants and conditions therein provided, disclosed by Memorandum of Lease Agreement
 Dated: 6/30/1989
 Lessor: Barclay Hollander Corporation, a California Corporation formerly known as Seacrest Company
 Lessee: Los Angeles SMSA Limited Partnership, a California Limited Partnership of which PacTel Cellular, a California Corporation is the General Partner
 Term: 10 years commencing on July 1, 1989
 Recorded: 9/28/1989 as Instrument No. [1989-1561467](#), Official Records.

The present ownership of said Leasehold and other matters affecting the interest of the Lessee are not shown herein.

- 25 An instrument, upon the terms and conditions contained therein
 Entitled: Easement Agreement
 Dated: 5/21/01
 Executed by and between: Castle & Cooke California, a California Corporation and Stefan C. Riesenfeld and Christine W. Riesenfeld, a husband and wife as community property
 Recorded: 5/31/2001 as Instrument No [2001-942935](#), Official Records.

- 26 An instrument, upon the terms and conditions contained therein
 Entitled: Trail Easement Agreement
 Dated: 10/13/2006
 Executed by and between: Castle & Cooke Mountaingate, Inc., a California Corporation and the Mountains Recreation and Conservation Authority, a public entity established by joint exercise of powers agreement between the Santa Monica Mountains Conservancy and the Conejo Recreation and Park District and the Rancho Simi Recreation and Park District
 Recorded: 10/13/2006 as Instrument No [2006-2284767](#), Official Records.

- 27 An instrument, upon the terms and conditions contained therein
 Entitled: Open Space Easement Agreement
 Dated: 10/13/2006
 Executed by and between: Castle & Cooke Mountaingate, Inc., a California Corporation and the Mountains Recreation and Conservation Authority, a public entity established by joint exercise of powers agreement between the Santa Monica Mountains Conservancy and the Conejo Recreation and Park District and the Rancho Simi Recreation and Park District
 Recorded: 10/13/2006 as Instrument No [2006-2284768](#), Official Records.

- 28 An instrument, upon the terms and conditions contained therein
 Entitled: Trail Easement Agreement
 Dated: 10/13/2006
 Executed by and between: Castle & Cooke Mountaingate, Inc., a California Corporation and the Mountains Recreation and Conservation Authority, a public entity established by joint exercise of powers agreement between the Santa Monica Mountains Conservancy and the Conejo Recreation and Park District and the Rancho Simi Recreation and Park District
 Recorded: 10/13/2006 as Instrument No [2006-2284769](#), Official Records.

- 29 An instrument, upon the terms and conditions contained therein
 Entitled: Memorandum of Agreement
 Recorded: 3/15/2007, [as Instrument No. 2007-583831](#), Official Records

- 30 A covenant and agreement by and between the parties named herein, upon and subject to the terms and conditions therein.
 Dated: 3/14/2007.
 Executed by: Castle & Cooke California, Inc.
 Recorded: 3/23/2007, as Instrument No. [2007-667784](#), Official Records

Reference is hereby made to the above document for full particulars.

This covenant and agreement shall run with the land and be binding upon any future owners, encumbrances, their successors, heirs or assigns and shall continue in effect until the county or the authority approves its termination.

- 31 A covenant and agreement by and between the parties named herein, upon and subject to the terms and conditions therein.
Dated: 3/14/2007.
Executed by: Castle & Cooke California, Inc.
Recorded: 3/23/2007, as Instrument No. [2007-667785](#), Official Records

Reference is hereby made to the above document for full particulars.

This covenant and agreement shall run with the land and be binding upon any future owners, encumbrances, their successors, heirs or assigns and shall continue in effect until the county or the authority approves its termination.

- 32 A covenant and agreement by and between the parties named herein, upon and subject to the terms and conditions therein.
Dated: 3/14/2007.
Executed by: Castle & Cooke California, Inc.
Recorded: 3/23/2007, as Instrument No. [2007-667786](#), Official Records

Reference is hereby made to the above document for full particulars.

This covenant and agreement shall run with the land and be binding upon any future owners, encumbrances, their successors, heirs or assigns and shall continue in effect until the county or the authority approves its termination.

- 33 A covenant and agreement by and between the parties named herein, upon and subject to the terms and conditions therein.
Dated: 3/14/2007.
Executed by: Castle & Cooke California, Inc.
Recorded: 3/23/2007, as Instrument No. [2007-667787](#), Official Records

Reference is hereby made to the above document for full particulars.

This covenant and agreement shall run with the land and be binding upon any future owners, encumbrances, their successors, heirs or assigns and shall continue in effect until the county or the authority approves its termination.

- 34 A covenant and agreement by and between the parties named herein, upon and subject to the terms and conditions therein.
Dated: 3/14/2007.
Executed by: Castle & Cooke California, Inc.
Recorded: 3/23/2007, as Instrument No. [2007-667788](#), Official Records

Reference is hereby made to the above document for full particulars.

This covenant and agreement shall run with the land and be binding upon any future owners, encumbrances, their successors, heirs or assigns and shall continue in effect until the county or the authority approves its termination.

- 35 A covenant and agreement by and between the parties named herein, upon and subject to the terms and conditions therein.
Dated: 3/14/2007.
Executed by: Castle & Cooke California, Inc.
Recorded: 3/23/2007, as Instrument No. [2007-667789](#), Official Records

Reference is hereby made to the above document for full particulars.

This covenant and agreement shall run with the land and be binding upon any future owners, encumbrances, their successors, heirs or assigns and shall continue in effect until the county or the authority approves its termination.

- 36 An instrument, upon the terms and conditions contained therein
Entitled: Affidavit Regarding Maintenance of Future Slope Stabilization Repairs
Recorded: 3/28/2007, as Instrument No. [2007-724859](#), Official Records

Reference is hereby made to the above document for full particulars.

This covenant and agreement shall run with the land and be binding upon any future owners, encumbrances, their successors, heirs or assigns and shall continue in effect until the county or the authority approves its termination.

- 37 A covenant and agreement by and between the parties named herein, upon and subject to the terms and conditions therein.
 Dated: 3/14/2007.
 Executed by: M. Bruce Freeman.
 Recorded: 5/23/2007, as Instrument No. [2007-1262975](#), Official Records

Reference is hereby made to the above document for full particulars.

This covenant and agreement shall run with the land and be binding upon any future owners, encumbrances, their successors, heirs or assigns and shall continue in effect until the county or the authority approves its termination.

- 38 A covenant and agreement by and between the parties named herein, upon and subject to the terms and conditions therein.
 Dated: 10/6/2008.
 Executed by: Castle & Cooke Mountaingate Estates, Inc.
 Recorded: 10/9/2008, as Instrument No. [2008-1813016](#), Official Records

Reference is hereby made to the above document for full particulars.

This covenant and agreement shall run with the land and be binding upon any future owners, encumbrances, their successors, heirs or assigns and shall continue in effect until the county or the authority approves its termination.

- 39 An instrument, upon the terms and conditions contained therein
 Entitled: Temporary License Agreement
 Dated: 11/5/2012
 Executed by and between: Castle & Cooke Mountaingate Estates, Inc., a California Corporation and the Mountains Recreation and Conservation Authority
 Recorded: 11/20/2012 as Instrument No [2012-1761220](#), Official Records.

- 40 An instrument, upon the terms and conditions contained therein
 Entitled: Covenant and Agreement Regarding Plot Plan
 Recorded: 4/23/2019, [as Instrument No. 2019-358269](#), Official Records

This covenant and agreement shall run with the land and be binding upon any future owners, encumbrances, their successors, heirs or assigns and shall continue in effect until the county or the authority approves its termination.

- 41 An instrument, upon the terms and conditions contained therein
 Entitled: Master Covenant and Agreement
 Recorded: 4/23/2019, [as Instrument No. 2019-358270](#), Official Records

This covenant and agreement shall run with the land and be binding upon any future owners, encumbrances, their successors, heirs or assigns and shall continue in effect until the county or the authority approves its termination.

- 42 An instrument, upon the terms and conditions contained therein
 Entitled: Master Covenant and Agreement
 Recorded: 5/8/2019, [as Instrument No. 2019-422085](#), Official Records

This covenant and agreement shall run with the land and be binding upon any future owners, encumbrances, their successors, heirs or assigns and shall continue in effect until the county or the authority approves its termination.

- 43 An instrument, upon the terms and conditions contained therein
 Entitled: Covenant and Agreement
 Recorded: 5/15/2019, [as Instrument No. 2019-444275](#), Official Records

This covenant and agreement shall run with the land and be binding upon any future owners, encumbrances, their successors, heirs or assigns and shall continue in effect until the county or the authority approves its termination.

- 44 A Deed of Trust to secure the indebtedness of
Amount: \$(**no amount shown**)
Trustor: **Monteverdi, LLC formally known as Mountaingate, LLC**
Trustee: MaryEllen Ross
Beneficiary: United States Fire Insurance Company
Dated: 3/28/2019
Recorded: **5/29/2019** [as Instrument No. 2019-489928](#) of Official Records
- 45 Provisions of the dedication statement on map of
Tract: [No. 53072](#)
Which recite: Dedicated by this Map:
- (A) A 44 ft. wide and variable width easement to the City of Los Angeles for Emergency Access purposes.
- (B) A 20.00 ft. wide easement to the City of Los Angeles for Emergency Access purposes.
- (C) A 20.00 ft. wide easement to the City of Los Angeles for Emergency Access purposes
- (D) A 30.00 ft. wide easement to the City of Los Angeles for Emergency Access purposes.
- (S) A variable width easement to the City of Los Angeles for Sanitary Sewer purposes.
- 46 The requirement that we be provided:
- (1) A copy of the filed articles of organization of Monteverdi, LLC, a limited liability company.
- (2) A current list of the names of said limited liability company members.
- (3) A copy of said limited liability company's operating agreement, with a verified certificate that the operating agreement is a true and correct copy of the agreement now in effect.
- 47 Rights of parties in possession of said land by reason of unrecorded leases, if any. Please forward said leases for our examination.

End of Schedule B

“NOTES AND REQUIREMENTS SECTION”

BUILDER SERVICES

NOTE NO. 1

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT NOTICE

This is to give you notice that Orange Coast Title Company owns an interest in Real Advantage Title Insurance Company. This underwriter may be chosen by Orange Coast Title Company and this referral may provide Orange Coast Title Company a financial or other benefit.

You are NOT required to use the listed provider as a condition for settlement of your loan or purchase, sale or refinance of the subject property and you have the opportunity to select any of the Orange Coast Title Company title insurance underwriters for your transaction. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES

Notes section continued on next page...

NOTE NO. 2

California Revenue and Taxation Code Section 18662, effective January 1, 1994 and by amendment effective January 1, 2003, provides that the buyer in all sales of California Real Estate may be required to withhold 3 and 1/3% of the total sales price as California State Income Tax, subject to the various provisions of the law as therein contained.

NOTE NO. 3 PAYOFF INFORMATION:

Note: this company does require current beneficiary demands prior to closing.

If the demand is expired and a correct demand cannot be obtained, our requirements will be as follows:

- A. If this company accepts a verbal update on the demand, we may hold an amount equal to one monthly mortgage payment. The amount of this hold will be over and above the verbal hold the lender may have stipulated.
- B. If this company cannot obtain a verbal update on the demand, will either pay off the expired demand or wait for the amended demand, at the discretion of the escrow.
- C. In the event that a payoff is being made to a servicing agent for the beneficiary, this company will require a complete copy of the servicing agreement prior to close.

NOTE NO. 4

If this company is requested to disburse funds in connection with this transaction, chapter 598, statutes of 1989 mandates hold periods for checks deposited to escrow or sub-escrow accounts. The mandatory hold is one business day after the day deposited. Other checks require a hold period from three to seven business days after the day deposited.

Notice Regarding Your Deposit of Funds

California Insurance Code Sections 12413 *et. Seq.* Regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow and sub-escrow accounts and be available for withdrawal prior to disbursement. Funds deposited with the Company by wire transfer may be disbursed upon receipt. Funds deposited with the Company via cashier's checks drawn on a California based bank may be disbursed the next business day after the day of deposit. If funds are deposited with by other methods, recording or disbursement may be delayed. All escrow and sub-escrow funds received by the Company will be deposited with other funds in one or more non-interest bearing escrow accounts of the Company in a financial institution selected by the Company. The Company and/or its parent company may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with the financial institution, and the Company shall have no obligation to account to the depositing party in any manner for the value of, or to pay such party, any benefit received by the Company and/or its parent Company. Those benefits may include, without limitation, credits allowed by such financial institution on loans to the Company and/or its parent company and earnings on investments made on the proceeds of such loans, accounting, reporting and other services and products of such financial institution. Such benefits shall be deemed additional compensation of the Company for its services in connection with the escrow or sub-escrow.

Attention

Please note that this preliminary report now has an extra copy of the legal description on a separate sheet of paper. There are no markings on the page. The idea is to provide you with a legal description that can be attached to other documents as needed. That legal description page immediately follows this page.

Thank you for your support of **Orange Coast Title Company**. We hope that this makes your job a little easier.

Exhibit “A”

Lots 1 through 31, inclusive of Tract 53072, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 1413 Pages 27 through 43, inclusive of Maps, in the office of the County Recorder of said County.

CLTA Preliminary Report Form – Exhibit B (06-03-11)**CLTA STANDARD COVERAGE POLICY – 1990****EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

- (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy. (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
- Defects, liens, encumbrances, adverse claims or other matters: (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant; (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy; (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy; or (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
- Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
- Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
- Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
- Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
- Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
- Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
- Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02/03/10)**EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

- Governmental police power, and the existence or violation of those portions of any law or government regulation concerning: a. building, b. zoning, c. land use d. improvements on the Land, e. land division; and f. environmental protection. This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
- The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
- The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
- Risks: a. that are created, allowed, or agreed to by You, whether or not they recorded in the Public Records; b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date; c. that result in no loss to You; or d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e, 25, 26, 27, or 28.
- Failure to pay value for Your Title.
- Lack of a right: a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and b. in streets, alleys, or waterways that touch the Land. This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
- The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
- The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1 % of Policy Amount shown in Schedule A or \$ 2,500 (whichever is less)	\$ 10,000
Covered Risk 18:	1 % of Policy Amount shown in Schedule A or \$ 5,000 (whichever is less)	\$ 25,000
Covered Risk 19:	1 % of Policy Amount shown in Schedule A or \$ 5,000 (whichever is less)	\$ 25,000
Covered Risk 21:	1 % of Policy Amount shown in Schedule A or \$ 2,500 (whichever is less)	\$ 5,000

ALTA RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)**EXCLUSIONS**

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

- Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning: * land use * improvements on the land * land division * environmental protection. This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date. This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.
- The right to take the land by condemning it, unless: *a notice of exercising the right appears in the public records *on the Policy Date *the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking
- Title Risks: *that are created, allowed, or agreed to by you *that are known to you, but not to us, on the Policy Date -- unless they appeared in the public records *that result in no loss to you *that first affect your title after the Policy Date -- this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
- Failure to pay value for your title.
- Lack of a right: *to any land outside the area specifically described and referred to in Item 3 of Schedule A OR *in streets, alleys, or waterways that touch your land. This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

2006 ALTA LOAN POLICY (06-17-06)**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

- (a) Any law, ordinance or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement erected on the Land; (iii) the subdivision of land; or (iv) environmental protection; or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims or other matters: (a) created, suffered, assumed or agreed to by the Insured Claimant; (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy; (c) resulting in no loss or damage to the Insured Claimant; (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state in which the Land is situated.
- Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth in lending law.
- Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is (a) a fraudulent conveyance or fraudulent transfer, or (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
- Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b):

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Any facts, rights, interests or claims which are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
- Any lien or right to a lien for services, labor or material not shown by the public records.

2006 ALTA OWNER'S POLICY (06-17-06)**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to: (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions, or location of any improvement erected on the Land; (iii) the subdivision of land; or (IV) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5. (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
 2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
 3. Defects, liens, encumbrances, adverse claims, or other matters: (a) created, suffered, assumed, or agreed to by the Insured Claimant; (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy; (c) resulting in no loss or damage to the Insured Claimant; (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
 4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is (a) a fraudulent conveyance or fraudulent transfer; or (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
 5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.
- The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions or location of any improvement erected on the Land; (iii) the subdivision of the land; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risks 5, 6, 13(c), 13(d), 14, and 16. (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risks 5, 6, 13(c), 13(b), 14, and 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims or other matters (a) created, suffered, assumed or agreed to by the Insured Claimant; (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy; (c) resulting in no loss or damage to the Insured Claimant; (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risks 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 26); or (e) resulting in loss or damage which would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of the Insured to comply with applicable doing-business laws of the state in which the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth in lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is (a) a fraudulent conveyance or fraudulent transfer, or (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.

Orange Coast Title Company

PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information that you provide to us. Therefore, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means.
- Information we receive from providers of services to us, such as appraisers, appraisal management companies, real estate agents and brokers and insurance agencies (this may include the appraised value, purchase price and other details about the property that is the subject of your transaction with us).
- Information about your transactions with us, our Affiliated Companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Other Important Information

We reserve the right to modify or supplement this Privacy Policy at any time. If our Privacy Policy changes, we will provide the new Privacy Policy before the new policy becomes effective.



Orange Coast Title Company

3536 Concours, Suite 120

Ontario, CA 91764

909-987-5433

DECLARATION OF OCCUPANCY

(Loan Transaction)

The undersigned, _____,
(owner's name) depose(s) and say(s) as follows:

1. The undersigned is/are the owner(s) of certain real property situated in the City of Los Angeles, County of Los Angeles and State of California, commonly known as Vacant Land, herein referred to as "Property":
2. The undersigned is/are obtaining a loan from _____
to be secured by a Deed of Trust against the Property, which is the subject of this transaction.
3. The undersigned currently occupy the Property as the undersigned's principal address, and intend to continue to occupy the same as the undersigned's principal residence following the close of this transaction.
4. The undersigned understand(s) that Orange Coast Title Company is relying on this information in calculating the recording fees for all real estate instruments, papers, and notices recorded in connection with this transaction in accordance with *California Government Code §27388.1(a)(2)*.
5. The undersigned agree(s) to indemnify and hold Orange Coast Title Company harmless from and against, and to pay any additional recording fees and/or penalties arising out of, or in connection with, the inaccuracy of the information set forth herein.

The undersigned declare(s) under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and that this Declaration was executed on _____, at _____,
_____.

By: _____
Name: _____

By: _____
Name: _____

770330501
770615702
781025805
790427402

LOS ANGELES, CA

Page 1 of 1

Printed on 9/27/2019 2:57:37 PM



ASSESSOR'S MAP

