Orange Coast Title Company

The Preliminary Report:

A Discussion of Schedule A

Order No. 305-123456-01

Orange Coast Title Company of Southern California - LA Division
640 N. Tustin Ave, Suite 106
Santa Ana, CA 92705
714-558-2836

PRELIMINARY REPORT

Anxious Escrow
12345 Main Street
Anytown, CA 00000

Attention:	Jennifer Smith	**Your no.:**	1234-JS
Property address:	1123 Treeline Drive, La Canada Flintridge, CA 91011	**Order no.:**	305-123456-01

Dated: January 21, 2011

In response to the above referenced application for a policy of title insurance, **Orange Coast Title Company of Southern California - LA Division** 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 January 14, 2011 at 7:30 AM

John Fernando, Title Officer
Ph: 800-281-0887
Fax: 714-822-3223

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

A.L.T.A Homeowner's Policy (1/01/08) A.L.T.A. Loan Policy (06-17-06) with A.L.T.A. Endorsement - Form 1 Coverage

Page One of the Preliminary Title Report

Lot's more information than you would think!!!!

Order No. 305-123456-01

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640 N. Tustin Ave, Suite 106
Santa Ana, CA 92705
714-558-2836

PRELIMINARY REPORT

Anxious Escrow
12345 Main Street
Anytown, CA 00000

1

Attention:	Jennifer Smith	**Your no.:**	1234-JS
Property address:	1123 Treeline Drive, ~~Canada~~ Flintridge, CA 91011	**Order no.:**	305-123456-01
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5a

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.

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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.

1 Name and address of the firm that requested the preliminary report. (Escrow)

2 Name of individual that requested the preliminary report. (Escrow Officer)

3 Customer's reference number. (Escrow Number)

4 Title order number. (Orange Coast Title's Identification Number)

5a This paragraph states that Orange Coast Title is prepared to issue, or caused to be issued, a policy of title insurance, and the general scope of the insurance.

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. 5b

Dated as of November 15, 2010 at 7:30 AM 6

_____ 7

John Fernando, Title Officer

Ph: 800-281-0887

Fax: 714-822-3223

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

A.L.T.A Homeowner's Policy (1/01/08) A.L.T.A. Loan Policy (06-17-06) with A.L.T.A. Endorsement - Form 1 Coverage 8

5b This paragraph states that the preliminary report is for title purposes only, with no other liability unless specially requested. It is a report only.

6 This section is the effective date of our investigation of the public records, or the date and time to which matters affecting title have been examined.

7 Title Officer's name. This is the person to whom you may direct any inquiry about the report.

8 This paragraph describes the form of the policy contemplated to be issued.

Schedule A

Order No. 305-123456-01

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:

John J. Doe and Jane I. Doe, as Co-Trustees of the Doe Family Trust dated March 16, 2004, B

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

Lot 7 of Tract number 8163, in the City of La Canada-Flintridge, County of Los Angeles, State of California as per map recor Book 96, Pages 67 and 68 of Maps in the Office of the County Recorder of Los Angeles County, State of California

Assessor's Parcel Number(s): 5658-008-007

9. OWNERSHIP INTEREST

10.VESTING INFORMATION

11.LEGAL DESCRIPTION

The three sections…

9 Describes the interest in the land covered in report. Example: A fee. A condominium. A leasehold.

10 Shows name of owner of record of the property covered by the report, as of date of report.

11 Legal description of the land used for preparing any document used for recording.

VARIOUS INTEREST TYPES

FEE (aka FEE SIMPLE)*

The greatest private interest in a parcel of land that is possible to own.

LEASEHOLD

An ownership of a temporary right to land or property where one party buys the right to occupy land or a building for a given length of time.

Etc…

*Most Common

Vesting

Common ways of holding title in California

COMMON VESTING TYPES

Joint Tenants

Tenants in Common (TIC)

Community Property w/
Right of Survivorship

Never advise your clients on how to hold title…We won't either!

JOINT TENANTS

Division:	Ownership interest must be equal.
Parties:	Any number of persons (can be husband and wife or domestic partners).
Conveyance:	Conveyance by one co-owner without the others breaks his/her joint tenancy.
Death:	Upon the death of joint tenant, title to the property passes to the surviving joint tenants by operation of law, to the exclusions of the heirs and creditors of the deceased joint tenant.

Never advise your clients on how to hold title…We won't either!

TENANTS IN COMMON (TIC)

Division:	Ownership can be divided into any number of interests equal or unequal.
Parties:	Any number of persons
Conveyance:	Each co-owner's interest may be conveyed separately by its owner.
Death:	On co-owner's death, his interest passes by will to his devises or his heirs by intestate succession. No survivorship right.

Never advise your clients on how to hold title…We won't either!

COMMUNITY PROPERTY w/ RIGHT OF SURVIVORSHIP

Division:	Ownership and managerial interest are equal.
Parties:	Only husband and wife or domestic partners.
Conveyance:	Property is sold in its entirety to new purchaser.
Death:	Upon the death of one spouse/domestic partner, title to the property passes to the surviving spouse/domestic partner by operation of law.

Never advise your clients on how to hold title…We won't either!

What about trusts???

Two common situations:

1) Primary trustees / co-trustees

   A certification of said trust is acceptable if made pursuant to probate code section 18100.5 and qualified as a trust under section 82 of probate code.

2) Successor trustees

   Title will request a copy of the full trust to verify the powers of the successor trustees.

*NOTE: Documentation requirements may vary depending on circumstances.

The Legal Description

Order No. 305-123456-01

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:

John J. Doe and Jane I. Doe, as Co-Trustees of the Doe Family Trust dated March 16, 2004, subject to paragraph no(s). 15 of Schedule B

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

Lot 7 of Tract number 8163, in the City of La Canada-Flintridge, County of Los Angeles, State of California as per map recorded in Book 96, Pages 67 and 68 of Maps in the Office of the County Recorder of Los Angeles County, State of California

Assessor's Parcel Number(s): 5658-008-007

Lot 7 of Tract number 8163, in the City of La Canada-Flintridge, County of Los Angeles, State of California as per map recorded in Book 96, Pages 67 and 68 of Maps in the Office of the County Recorder of Los Angeles County, State of California.

Basic Legal Descriptions…

"straight lot and tract"

Order No. 305-1210316-01

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:

Armenian Evangelical Social Service Center, Inc., a California Non-Profit Benefit Corporation

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

Parcel 1:

Lot 25 in Block 3 of Glendale Orange Grove Tract, in the City of Glendale, County of Los Angeles, State of California, as per map recorded in Book 9 Page(s) 31 of Maps, in the office of the County Recorder of said County.

Except therefrom the South 10 feet thereof condemned for widening Colorado Street, by final decree of condemnation in Case No. 118998 Superior Court, a Certified Copy of which is recorded in Book 7833 Page 381, Official Records.

Parcel 2:

The South 15 feet of Lot 14 in Block 3 of Glendale Orange Grove Tract, in the City of Glendale, County of Los Angeles, State of California, as per Map recorded in Book 9 Page(s) 31 of Maps, in the office of the County Recorder of said County.

Assessor's Parcel Number(s): 5674-018-039

Page 2

Parcel 1:

Lot 25 in Block 3 of Glendale Orange Grove Tract, in the City of Glendale, County of Los Angeles, State of California, as per map recorded in Book 9 Page(s) 31 of Maps, in the office of the County Recorder of said County.

Except therefrom the South 10 feet thereof condemned for widening Colorado Street, by final decree of condemnation in Case No. 118998 Superior Court, a Certified Copy of which is recorded in Book 7833 Page 381, Official Records.

Parcel 2:

The South 15 feet of Lot 14 in Block 3 of Glendale Orange Grove Tract, in the City of Glendale, County of Los Angeles, State of California, as per Map recorded in Book 9 Page(s) 31 of Maps, in the office of the County Recorder of said County.

More Complex Legal Descriptions…

Notice the exception in paragraph 2?

How about the second parcel?

Order No. 305-1204876-01

SCHEDULE "A"

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

A condominium as defined in section 783 of the California Civil Code, in fee.

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

Dawn Pell, as Trustee of the Dawn Pell Trust dated February 11, 2000

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

A Condominium Comprised of:

Parcel 1:

That portion of Lot 1 of Tract No. 35909, in the City of Glendale, County of Los Angeles, State of California, as per map recorded in Book 944, Page(s) 85 and 86 of Maps, in the office of the County Recorder of said County, shown and defined as Unit 11 on the Condominium Plan recorded May 12, 1981, as Instrument No. 81-472215, of Official Records of said County.

Parcel 2:

An undivided 1/18th interest in and to Lot 1, of said Tract 35909, shown and defined as "Common Area" on said Condominium Plan

Except therefrom those portions shown and defined as Units 1 to 18 inclusive, on said Condominium Plan

Assessor's Parcel Number(s): 5654-003-027

Page 2

A Condominium Comprised of:

Parcel 1:

That portion of Lot 1 of Tract No. 35909, in the City of Glendale, County of Los Angeles, State of California, as per map recorded in Book 944, Page(s) 85 and 86 of Maps, in the office of the County Recorder of said County, shown and defined as Unit 11 on the Condominium Plan recorded May 12, 1981, as Instrument No. 81-472215, of Official Records of said County.

Parcel 2:

An undivided 1/18th interest in and to Lot 1, of said Tract 35909, shown and defined as "Common Area" on said Condominium Plan

Except therefrom those portions shown and defined as Units 1 to 18 inclusive, on said Condominium Plan

Legal Descriptions for Condominiums…

Be sure to note the "undivided 1/18th interest"!

Orange Coast Title Company

The Preliminary Report:

A Discussion of Schedule B

Order No.

SCHEDULE "B"

12 **AT THE DATE HEREOF EXCEPTION TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSION CONTAINED IN SAID POLICY FORM**

13 A. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 2005-2006 INCLUDING ANY ASSESMENTS COLLECTED

B. THE FOLLOWING TAXES HAVE ALL BEEN PAID AND ARE REPORTED FOR PRORATION PURPOSES ONLY. TOTAL

14

AMOUNT	$888.00
FIRST INSTALLMENT	$444.00
SECOND INSTALLMENT	$444.00
CODE AREA	01234
PARCEL NUMBER	555-22-333-00

15 C. THE LEIN OF 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.

16 1. AN EASEMENT FOR PURPOSES HEREIN STATED, AS SHOWN ON OR DEDICTED BY THE MAP OF SAID TRACT.

FOR: PUBLIC UTILITY AND INCIDENTAL PURPOSES
AFFECTS: NORTHERLY 5.00 FEET OF SAID LAND

17 2. AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVEDED IN AN
RECORDED: JANUARY 3, 1935 IN BOOK 1805 , PAGE 328 OF DEEDS
FOR: SEWER PIPELINE AND INCIDENTAL PURPOSES
IN FAVOR OF: NANCY NEIGHBOR
AFFECTS: THE LOCATION OF SAID EASEMENT IS SET FORTH IN SAID DOCUMENT

REFERENCE IS MADE TO SAID INSTRUMENT FOR FULL PARTICULARS.

18 3. COVENANTS, CONDITIONS AND RESTRICTIONS IN AN INSTRUMENT RECORDED DECEMBER 12, 1956 IN BOOK 6380, PAGE 15, OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGINS UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607, OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.

19 4. AN EASEMENT AS SET FORTH IN AN INSTRUMENT

RECORDED: JANUARY 20, 1981 AS FILE NO. 81-07916, OFFICIAL RECORDS
FOR: PUBLIC UTILITIES AND INCIDENTAL PURPOSES
AFFECTS: THE LOCATION OF SAID EASEMENT IS NOT SET FORT IN SAID DOCUMENTS

REFERENCE IS MADE TO SAID INSTRUMENT FOR FULL PARTICULARS.

12. In addition to the standard printed exceptions, other exceptions which pertain specifically to the state in question.

Common exceptions found on preliminary reports:

PROPERTY TAXES:

13. January 1, the lien from the following year's taxes attached to land. Property taxes are assessed July 1-June 30.

14. Amounts shown for proration purposes

15. Re-assessment result in a supplemental tax bill being issued.

Order No.

SCHEDULE "B"

12 **AT THE DATE HEREOF EXCEPTION TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSION CONTAINED IN SAID POLICY FORM**

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B. THE FOLLOWING TAXES HAVE ALL BEEN PAID AND ARE REPORTED FOR PRORATION PURPOSES ONLY. TOTAL

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FOR:	PUBLIC UTILITY AND INCIDENTAL PURPOSES
AFFECTS:	NORTHERLY 5.00 FEET OF SAID LAND

17 2. AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVEDED IN AN

RECORDED:	JANUARY 3, 1935 IN BOOK 1805 , PAGE 328 OF DEEDS
FOR:	SEWER PIPELINE AND INCIDENTAL PURPOSES
IN FAVOR OF:	NANCY NEIGHBOR
AFFECTS:	THE LOCATION OF SAID EASEMENT IS SET FORTH IN SAID DOCUMENT

REFERENCE IS MADE TO SAID INSTRUMENT FOR FULL PARTICULARS.

18 3. COVENANTS, CONDITIONS AND RESTRICTIONS IN AN INSTRUMENT RECORDED DECEMBER 12, 1956 IN BOOK 6380, PAGE 15, OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGINS UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607, OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.

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RECORDED:	JANUARY 20, 1981 AS FILE NO. 81-07916, OFFICIAL RECORDS
FOR:	PUBLIC UTILITIES AND INCIDENTAL PURPOSES
AFFECTS:	THE LOCATION OF SAID EASEMENT IS NOT SET FORT IN SAID DOCUMENTS

REFERENCE IS MADE TO SAID INSTRUMENT FOR FULL PARTICULARS.

Schedule "B" continued

EASEMENTS: Easements are a right to use the land of another for specific purpose.

16. Created for dedication on subdivision map

17 Created by a grant of easement to an adjoining owner; (No other rights to the easement, except to the buyer of her property).

18. **CC&R's:** Covenants, Conditions & Restrictions are limitations on uses for a parcel of land.

19 EASEMENT: Grant of Easement to the local public utility.

Order No.

20 5. A DEED OF TRUST TO SECURE AN INDEBTEDNESS OF

AMOUNT: $100,000.00
TRUSTOR: MARK B. FLEECED AND LAMBY FLEECED, HUSBAND AND WIFE
TRUSTEE: TRUSTY TRUSTEE SERVICE
BENEFICIARY: HOME TOWN BANK, FEDERAL SAVINGS BANK
DATED: SEPTEMBER 25, 1990
RECORDED: OCTOBER 10,1990

ALTHOUGH WE FIND NO RECORDED RECONVEYANCE, WE BELIEVE THE OBLIGATION SECURED BY SAID DEED OF TRUST MAY HAVE BEEN SATISFIED. WE ARE ATTEMPTING TO OBTAIN A LETTER OF INDEMNITY FROM ANOTHER TITLE COMPANY.

6. A DEED OF TRUST TO SECURE THE INDEBTEDNESS OF

AMOUNT: $120,000.00
TRUSTOR: IZZY TUSHARP AND NEVA TUSHARP, HUSBAND AND WIFE
BENEFICIARY: HOME TOWN BANK, FEDERAL SAVINGS BANK
DATED: SEPTEMBER 26, 1991 AS INSTRUMENT NO. 1991-0000000, OFFICIAL RECORDS

21 7. A CLAIM OF MECHANIC'S LIEN

CLAIMANT: LEE KEY ROOFING SUPPLY
RECORDED: MARCH 14, 1996, AS INSTRUMENT NO. 1996-0000000, OFFICIAL RECORDS

22 8. AN ABSTRACTOF JUDGEMENT

RECORDED: DECEMBER 15, 1995 AS INSTRUMENT NO. 1995-0000000, OFFICIAL RECORDS.
ENTERED: NOVEMBER 31,1995
CASE NO.: 478945
COURT: MUNICIPAL
JUDICIAL DISTRICT: SAN DIEGO
AMOUNT: $2,458.20 PLUS INTEREST AND COST.
IN FAVOR OF: BILL COLLECTOR
AGAINST: IZZY TUSHARP

ATTORNEY FOR JUDGEMENT CREDITOR OR MAILING ADDRESS:
NAME: SMITH, JONES & MORGAN
ADDRESS: 222 BROADWAY STREET, #202, SAN DIEGO, CA 91204

23 9. THE EFFECT OF DOCUMENTS, PROCEEDINGS, LEINS, DECREES OR OTHER MATTERS WHICH DO NOT SPECIFFICALLY DESCRIBE SAID LAND, BUT WHICH, IF ANY DO EXIST, MAY EFFECT THE TITLE OR IMPOSE LEINS MATTERS HAS NOT BEEN COMPLETED AND WILL REQUIRE A STATEMENT OF INFORMATION FROM ALL PARTIES IN ORDER TO COMPLETE THIS REPORT.

24 10. THE REQUIREMENT THAT WE BE FURNISHED A COPY OF THE TUSHARP TRUST, AND ANY AMENDMENTS THERETO. A CERTIFICATION OF SAID TRUST IS ACCEPTABLE IF MADE PURSUANT TO PROBATE CODE SECTION 18100.5 AND QUALIFIED AS A TRUST UNDER SECTION 82 OF PROBATE CODE.

25 11. THE PREMIUM FOR A POLICY OF TITLE INSURANCE, IF ISSUED, WILL BE BASED ON THE BASIC RATE.

End of Schedule B

20 **DEED OF TRUST:** A Deed of Trust conveys title to a particular land to a neutral third party (trustee) for securing a loan (debt).

21 **MECHANICS LIEN:** A statutory lien in favor of persons contributing labor, material, supplies, etc. to work of improvement upon real property. A release must be recorded to be removed.

22 **ABSTRACT OF JUDGEMENT:** Imposes a lien on all real property owned or subsequently acquired by the debtor until satisfaction or expiration of the lien.

23 **STATEMENT OF INFORMATION:** Confidential and used to eliminate title problems through common names, Judgments, tax liens, or other matters affecting property ownership.

24 **SPECIAL REQUIREMENTS:** Requirements to facilitate closing. Sellers need to complete a Certificate of Trust due to title being held in a Trust.

25 Determines the premium for a policy of title insurance issued.

Order No.

26 **Note No. 1**

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.

27 **NOTE NO. 2 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, we 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.

28 **Note No. 3**

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.

Wiring Instructions for This Office:

Comerica Bank
Financial Services Group
9920 S. La Cienega Blvd., 11th FL.
Inglewood, CA 90301
Routing #121137522
Account #1891629808
Credit Orange Coast Title Company

Please reference Order No. 0000000-S And **Eden Calimlim,** Title Officer

LED

26 **INFORMATIONAL NOTE:** Seller not CA resident, may be necessary to withhold a portion of sale proceeds.

27 **PAY-OFF INFORMATION:** This company requires current beneficiary demands prior to closing.

28 **WIRING INSTRUCTIONS:** Lender/escrow use to transmit funds to us through the Federal Reserve wire system.

Order No.

ORANGE COAST TITLE COMPANY
640 N. Tustin Avenue
Santa Ana, California 92705
(714) 558-2836

LENDER'S SUPPLEMENTAL REPORT

29 NIVALED MORTGAGE
6987 PARADISE VALLEY ROAD
SANTA ANA, CA 92705

Attn: LILY
Ref: EDEN

The above numbered report (including any supplements or amendments thereto) is hereby modified and/or supplemented in order to reflect the following additional items relating to the issuance of an American Land Title Association loan policy form as follows:

A. This report is preparatory to this issuance of an American Land Title Association loan policy of title insurance. This report discloses nothing, which would preclude the issuance of said American land title association loan policy of title insurance with endorsement no. 100 attached thereto.

B. The improvements on said land are designed as:

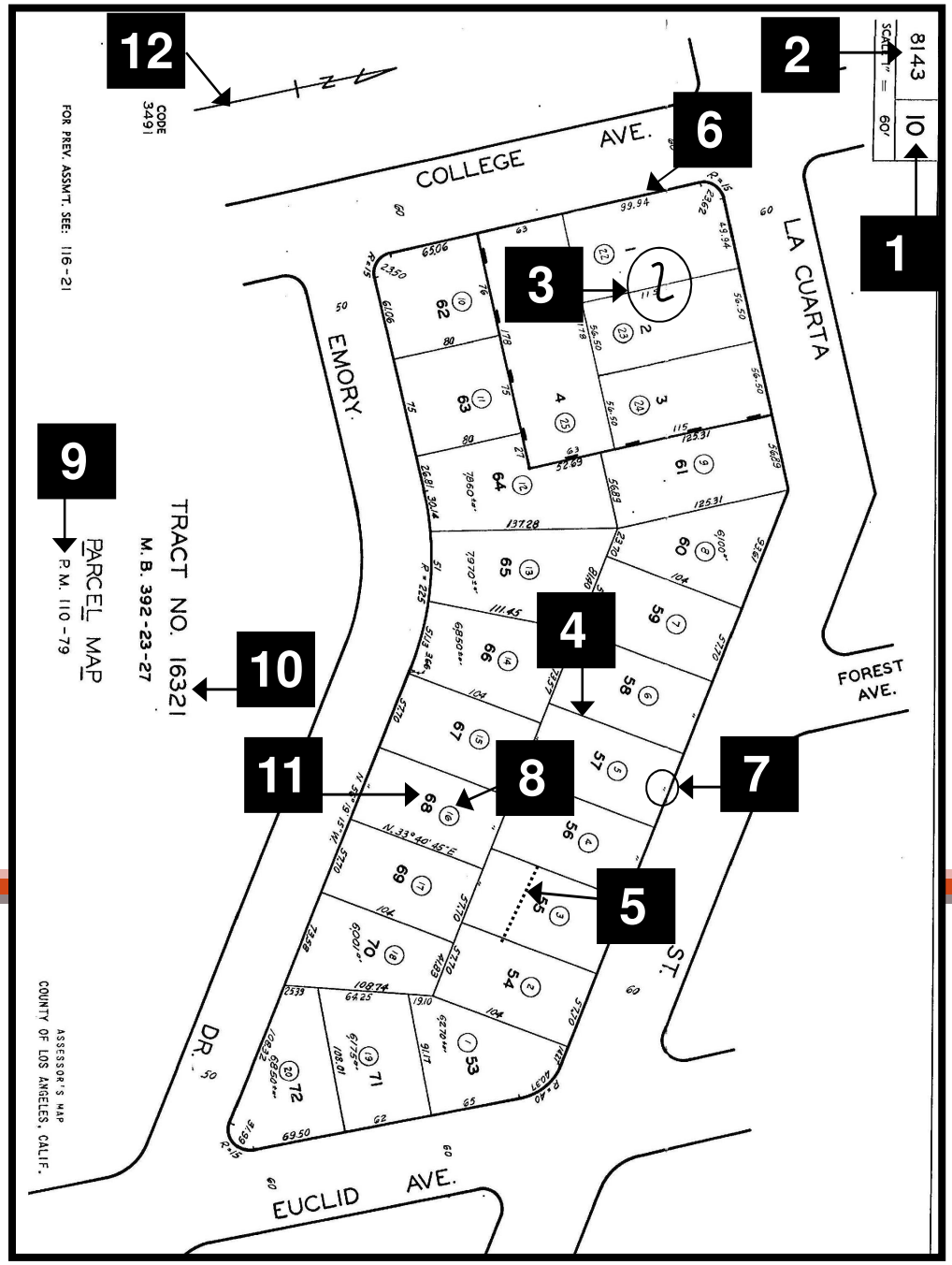
A single family dwelling

123 Madison Street, in the City of Santa Ana, County of Orange, State of California

C. The only fee conveyances affecting said land recorded within 24 months of the date of this report are as follows:

None.

29 Provides lender with recent conveyances and/or other endorsement information for the lenders policy.



1. Assessor's page number
2. Assessor's book number
3. Tie lines may indicate that 2 or more record lots, or partitions of record lots, are assessed as one parcel.
4. Lot line (solid line)
5. Tax parcel line (dotted line)
6. Approximate lot dimensions in feet
7. Ditto mark indicates lot dimensions are equal to adjoining lot
8. Parcel number assigned to the specific lot(s)
9. Abbreviated Tract map filing reference. Read: "Filed in Book 110, page 79 of maps, in the office of the County Recorder of said county."
10. Recorded Tract Number
11. Recorded Lot Number
12. Compass indicator