



Fidelity National Title Company

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

PRELIMINARY REPORT

TITLE OFFICER: Sheila Isham - Fax (818) 342-1386

ORDER NO.: 19589542

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

LOAN NO.:

ATTN: Jeanette

SHORT TERM RATE: No

PROPERTY ADDRESS: 11166 Fleetwood Street, Sun Valley area, Los Angeles, California

EFFECTIVE DATE: December 4, 2009, 07:30 A.M.

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

American Land Title Association Homeowner's Policy of Title For a One-To-Four Family Residence (10/22/03)

ALTA Loan Policy (6/17/06)

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Richard Raymond, a single man

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

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

NR\NR 02/03/2009

LEGAL DESCRIPTION

EXHIBIT "ONE"

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

The Southwest 53 feet of the Northeast 103 feet of the Southeast 155 feet of the Northwest 185 feet of Lot 17 in Block 25 of the Los Angeles Land & Water Co. subdivision of a part of the Maclay Rancho, in the City of Los Angeles, County of Los Angeles, State of California, as per map Recorded in Book 3 Page 17 of Miscellaneous Records, in the Office of the County Recorder of said County.

Assessor's Parcel No: 2408-026-025

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**, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2009-2010, Assessor's Parcel Number 2408-026-025.

Code Area Number:	0000013
1st Installment:	\$1,684.58 Unpaid
2nd Installment:	\$1,684.58 Unpaid
Land:	\$104,500.00
Improvements:	\$155,000.00
Exemption:	\$
Personal Property:	\$

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

APN:	2408-026-025
Default No.:	
Default Date:	None Shown

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

Amount:	\$612.63
By:	December 31, 2009
Amount:	\$620.04
By:	January 31, 2010

3. **Supplemental assessment** for 2008-2009

Bill No.:	08010
1st Installment:	\$1,125.72 Delinquent, Penalty \$112.57
Must be paid by:	July 31, 2009
2nd Installment:	\$1,125.71 Delinquent, Penalty \$122.57
Must be paid by:	November 30, 2009

4. **The lien of supplemental taxes**, if any, assessed pursuant to the provisions of Chapter 3.5 (Commencing with Section 75) of the Revenue and Taxation code of the State of California.

5. Any liens or other assessments, bonds, or special district liens, including without limitation, Community Facility Districts, that arise by reason of any local City, Municipal or County Project or Special District.

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

7. **Covenants, conditions and restrictions** in the declaration of restrictions but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: Book 5863, Page 295, 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.

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

Granted to: San Fernando Valley Development Company
 Purpose: Public Utilities
 Recorded: Book 6152, Page 275, of Official Records
 Affects: Said land

9. **An oil and gas lease** for the term therein provided with certain covenants, conditions and provisions, together with easements, if any, as set forth therein.

Dated: April 7, 1956
 Lessor: Richard Raymond, a single man
 Lessee: Standard Oil Company of California, a Corporation
 Recorded: February 25, 1976, Instrument No. 3898, of Official Records

No assurance is made as to the present ownership of the leasehold created by said lease, nor as to other matters affecting the rights or interests of the lessor or lessee in said lease.

Said lease affects that portion of said land lying below a depth of 500 feet from the surface thereof.

10. **A covenant and agreement** entitled "Covenant and Agreement"

Executed by: Richard Raymond
 In favor of: City of Los Angeles and Department of Recreation
 Recorded: November 21, 1991, Instrument No. 91-1848570, of Official Records

Reference is hereby made to said document for full particulars.

This covenant and agreement shall run with the land and shall be binding upon any future owners, encumbrancers, their successors or assigns, and shall continue in effect until the advisory agency approves termination.

11. **A covenant and agreement** entitled "Covenant and Agreement"

Executed by: Richard Raymond
 In favor of: City of Los Angeles and Department of Transportation
 Recorded: November 21, 1991, Instrument No. 91-1848571, of Official Records

Reference is hereby made to said document for full particulars.

12. A covenant and agreement entitled "Covenant and Agreement"

Executed by: Richard Raymond
 In favor of: City of Los Angeles
 Recorded: November 21, 1991, Instrument No. 91-1848572, of Official Records

Reference is hereby made to said document for full particulars.

This covenant and agreement shall run with the land and shall be binding upon any future owners, encumbrancers, their successors or assigns, and shall continue in effect until the advisory agency approves termination.

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

Amount: \$15,000.00
 Dated: October 10, 1973
 Trustor: Richard Raymond, a single man
 Trustee: Parliament Escrow Corporation, a California Corporation
 Beneficiary: Charles A. Johnson and Doris K. Johnson, husband and wife, as joint tenants
 Loan No.:
 Recorded: November 2, 1973, Instrument No. 1445, of Official Records

This company will require the original note, the original deed of trust and a properly executed request for full reconveyance together with appropriate documentation (ie, copy of trust, partnership agreement or corporate resolution) be in this office prior to the close of this transaction if the above mentioned item is to be paid through this transaction or deleted from a policy of title insurance.

Any demands submitted to us for payoff must be signed by all beneficiaries as shown on said deed of trust. in the event said demand is submitted by an agent of the beneficiary(s), we will require the written approval of the demand by the beneficiary(s). **SERVICING AGREEMENTS DO NOT CONSTITUTE APPROVAL FOR THE PURPOSES OF THIS REQUIREMENT.**

In addition, we require the written approval of said demand by the trustor(s) on said deed of trust, or the current owners if applicable.

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

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

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

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

Amount: \$12,000.00
 Dated: July 2, 1992
 Trustor: Richard Raymond, a single man
 Trustee: California Reconveyance Company, a California Corporation
 Beneficiary: Great Western Bank, a Federal Savings Bank
 Loan No.:
 Recorded: July 7, 1992, Instrument No. 1231431, of Official Records

To avoid delays at the time of closing, if the above deed of trust is an Equity Line/Line of Credit, it will be necessary that all checks, passbooks, credit cards together with instructions to close the account be submitted prior to the close of escrow.

In order to expedite compliance with the above, please do the following:

- (a) Request that the account be frozen
- (b) Obtain a statement from the lender that no advances have been made after the issuance of the demand for payoff
- (c) Upon delivery of the payoff check obtain a full reconveyance
- (d) In that said deed of trust, under a design line agreement, may secure more than one note, make inquiry when requesting the demand as to the existence of more than one note.

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

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

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

15. **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.

- 16.** **The application** for title insurance was placed by reference to only a street address or tax identification number.

Based on our records, we believe that the description in this report covers the parcel requested, however, if the legal description is incorrect a new report must be prepared.

If the legal description is incorrect, in order to prevent delays, the seller/buyer/borrower must provide the Company and/or the settlement agent with the correct legal description intended to be the subject of this transaction.

END OF ITEMS

- Note 1.** The current owner does NOT qualify for the \$20.00 discount pursuant to the coordinated stipulated judgments entered in actions filed by both the Attorney General and private class action plaintiffs for the herein described property.

- Note 2.** None of the items shown in this report will cause the Company to decline to attach CLTA Endorsement Form 100 to an Extended Coverage Loan Policy, when issued.

- Note 3.** The Company is not aware of any matters which would cause it to decline to attach the CLTA Endorsement Form 116 indicating that there is located on said land a Single Family Dwelling known as 11166 Fleetwood Street, Sun Valley area, Los Angeles, CA to an Extended Coverage Loan Policy.

- Note 4.** There are NO deeds affecting said land, recorded within twenty-four (24) months of the date of this report.

- Note 5.** WIRE INSTRUCTIONS

COMERICA BANK CALIFORNIA
Financial Services Group
2321 Rosecrans Avenue, Suite 1225
El Segundo, CA, 90245

Routing No. 121137522
For Credit to FIDELITY NATIONAL TITLE

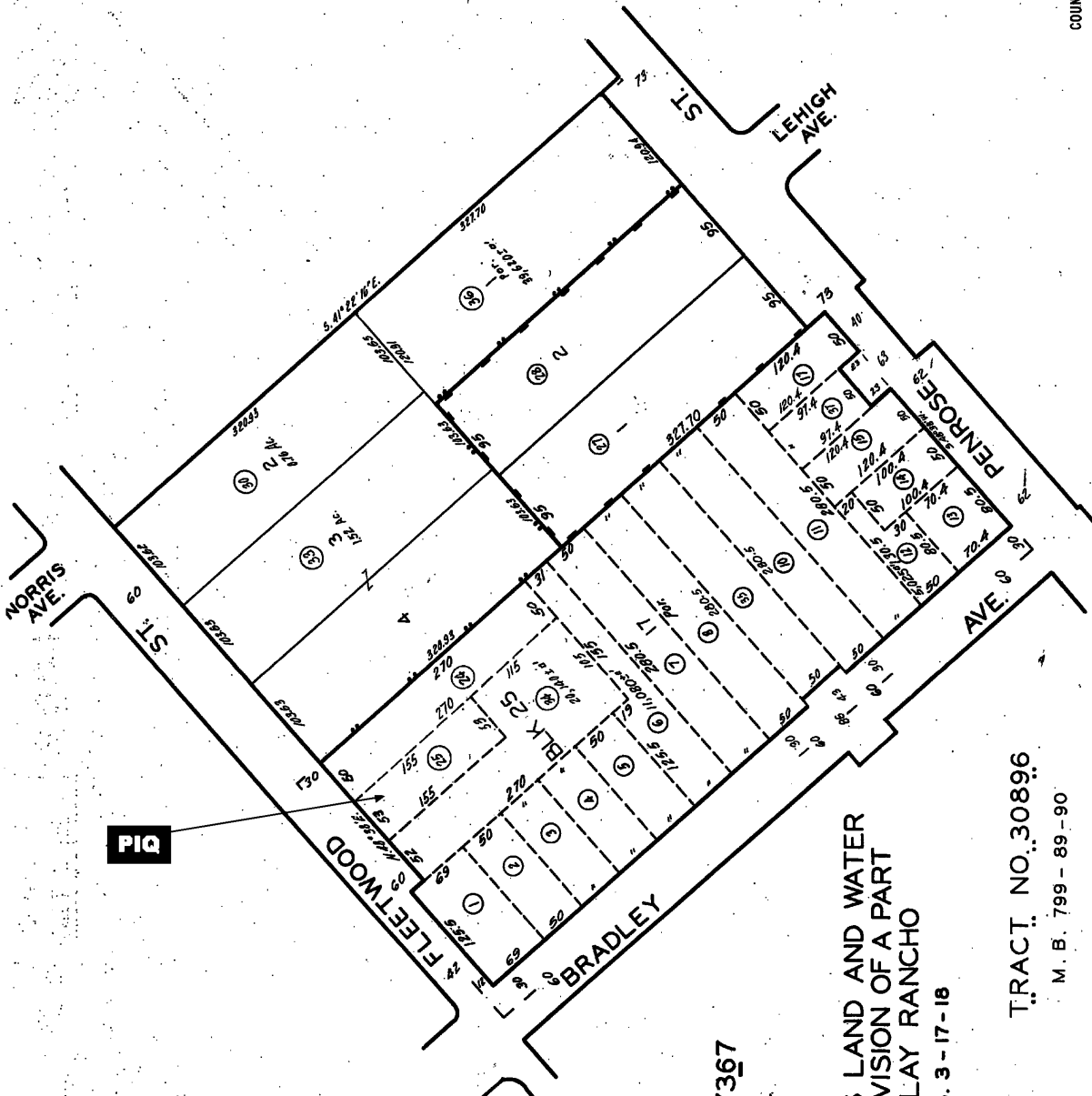
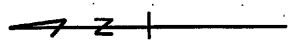
Account No. 1891608570
Attn: Payoff Department
Ref: Order No. _____
Title Officer: _____

END OF NOTES

2-13-65
 REVISED
 3-16-65
 11-30-63 P
 660708
 68029009
 200218-023
 87017063 05201
 80061330 022001
 9409265010001-03
 2002182002906001-03

2408 26
 SCALE 1" = 100'
 2004

PIQ



TRACT NO. 27367
 M. B. 770-73-74

LOS ANGELES LAND AND WATER
 CO'S SUBDIVISION OF A PART
 OF MACLAY RANCHO
 M. B. 3-17-18

TRACT NO. 30896
 M. B. 799-89-90

FOR PREV. ASSMT. SEE:
 2408-26

ASSESSOR'S MAP
 COUNTY OF LOS ANGELES, CALIF.