



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.: 19589541

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

LOAN NO.:

ATTN: Jeanette

SHORT TERM RATE: No

PROPERTY ADDRESS: 223 North Coronado Street, 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:

Melchora O. Redondiez, a widow

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

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

HR\HR 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:

Lot 66 of Upper Rampart Height, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 9 Page(s) 114 of maps, in the office of the County Recorder of said county.

Assessor's Parcel No: 5157-002-018

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 5157-002-018.

Code Area Number: 0000067
1st Installment: \$647.01 Unpaid
2nd Installment: \$647.00 Unpaid
Land: \$60,084.00
Improvements: \$30,135.00
Exemption: \$7,000.00
Personal Property: \$

2. **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.

3. 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.

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

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

Purpose: public utilities
Recorded: Book 4117, Page 212, of deeds
Affects: rear 3 feet of said land

6. **Covenants, conditions and restrictions**, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, martial 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, as set forth in the document referred to in the numbered item last above shown.

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.

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

Amount: \$140,000.00
Dated: January 6, 1993
Truster: Melchora O. Redondiez, a widow
Trustee: Suncoast Savings and Loan Association, FSB
Beneficiary: SCS Mortgage Corporation, a California Corporation
Loan No.: 6404230
Recorded: January 15, 1993, Instrument No. 93-97808, of Official Records

The beneficial interest thereunder has been assigned, by mesne assignments, to:

Assignee: Glendale Federal BANK, F.S.B., a California Corporation
 Loan No.:
 Recorded: February 1, 1995, Instrument No. 95-166060, of Official Records

A Substitution of Trustee under said deed of trust which names as the substituted trustee, the following

Trustee: Verdugo Trustee Service Corporation
 Recorded: January 28, 2002, Instrument No. 02-0205713, of Official Records

This Company is in the process of investigating the status of the above item. Please be advised that, at this time, we find no release of record.

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.

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

Amount: \$166,000.00
 Dated: December 20, 2001
 Trustor: Melchora O. Redondiez, a widow
 Trustee: Stewart Title Company of San Diego, a California Corporation
 Beneficiary: Mortgage Electronic Registration Systems, Inc. ("MERS"), (solely as nominee for SCME Mortgage Bankers, Inc., a California Corporation, hereinafter defined, and Lender's successors and assigns).
 Loan No.: 51010761
 Recorded: December 28, 2001, Instrument No. 01-2485954, of Official Records

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.

9. **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.

10. **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 223 North Coronado Street, 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: _____

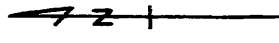
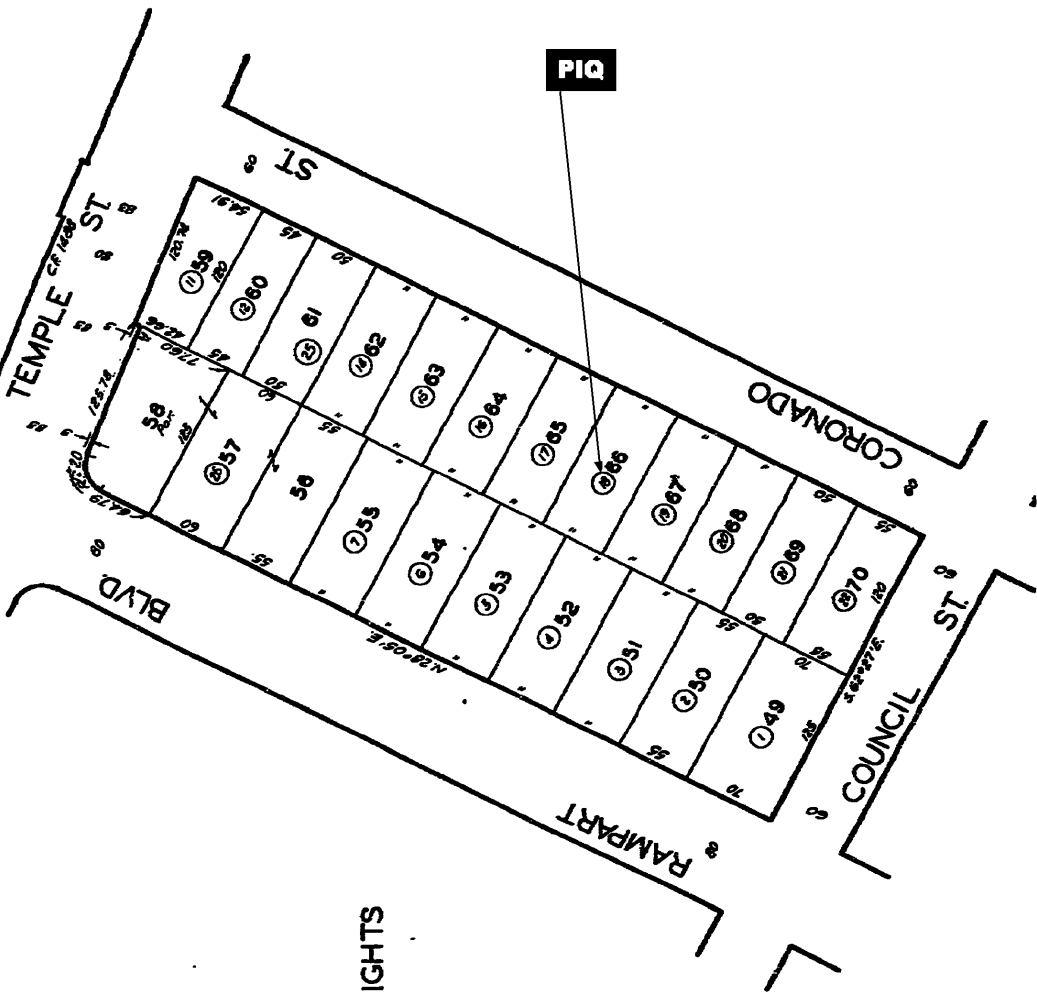
END OF NOTES

REVISED
6-5-62
5-9-63
6-27-65
71087606
720302205

UPPER RAMPART HEIGHTS

M. B. 9 - 114

PIQ



CODE
67

FOR PERY. ASSM'T. SEE: 969 - 16

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.