



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 - Ph (818) 758-5718 ORDER NO.: 19622333
TO: Kennedy Wilson LOAN NO.:
9601 Wilshire Blvd #220
Beverly Hills,, CA
ATTN: Daniel Yi SHORT TERM RATE: N/A
PROPERTY ADDRESS: 10465 Peach Avenue, Los Angeles, California

EFFECTIVE DATE: February 10, 2010, 07:30 A.M.

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

ALTA Homeowner's Policy of Title Insurance (1/1/08)
ALTA Loan Policy (6/17/06)

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

A Fee

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

Mary Rose Barry, a conservatee, pursuant to proceedings had in the Los Angeles County Superior Court, Case No. BP 102 790, wherein Letters of Conservatorship were issued on March 9, 2007 naming Marvin J. Southard, DSW, Public Guardian, as conservator of the estate of said conservatee.

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

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

FT5\ds 02/17/2010

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 78, of Tract No. 18607, in the City of Los Angeles, County of Los Angeles, State of California, as per Map Recorded in Book 464 Pages 8 to 13 inclusive of Maps, in the Office of the County Recorder of said County.

Except therefrom all oil, other hydrocarbons, gas and other associated substances and other mineral and kindred substances in or lying under said land, but with no rights of surface or sub-surface entry above a depth of 100 feet measured vertically from the surface of said land as granted by Ponticopoulos, Inc., a Corporation, to George-Ponty and Katherine V. Kerr, by Deed Recorded January 19, 1953 in Book 40764 Page 202, Official Records.

Assessor's Parcel No: 2649-017-014

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2010-2011.

2. Property taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2009-2010, Assessor's Parcel Number 2649-017-014.

Code Area Number: 0000016
1st Installment: \$1,980.99 Delinquent, Penalty Amount \$198.09
2nd Installment: \$1,980.98 Unpaid
Land: \$214,700.00
Improvements: \$91,600.00
Exemption: \$
Personal Property: \$

3. Said property has been declared tax defaulted for non-payment of delinquent taxes for the fiscal year 2005-2006.

APN: 2649-017-014
Default No.:
Default Date: None Shown

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

Amount: \$10,291.16
By: February 28, 2010
Amount: \$10,414.55
By: March 31, 2010

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

6. Easement(s) for the purposes(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract.

Purpose: Public utility
Affects: Portion of said land

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

Granted to:
Purpose: Public utility lines, poles, and wires
Recorded: February 24, 1953, Book 41038, Page 435, of Official Records
Affects: Portion of said land

8. 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.

Modification(s) of said covenants, conditions and restrictions

Recorded: May 5, 1953, Book 41641, Page 418, of Official Records

and recorded: May 8, 1959, Instrument No. 4663, of Official Records

and recorded: May 8, 1959, Instrument No. 4665, of Official Records

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

Amount: \$30,000.00
 Dated: January 15, 2003
 Trustor: Mary R. Barry, an unmarried person
 Trustee: Equitable Deed Company
 Beneficiary: Bank of America, N.A.
 Loan No.: 02502505685276998
 Recorded: January 24, 2003, Instrument No. 2003-0220472, 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.

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

Trustee: Cal-Western Reconveyance Corporation
 Recorded: July 24, 2007, Instrument No. 2007-1743890, of Official Records

10. An abstract of judgment for the amount shown below and any other amounts due:

Amount: \$1,617.22
 Debtor: Mary R. Barry
 Creditor: GCFS, Inc., a California Corporation
 Date Entered: May 30, 2007
 County: Los Angeles
 Court: Superior Court of California
 Case No.: 07A01402
 Recorded: July 16, 2007, Instrument No. 2007-1678784, of Official Records

11. 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.

12. 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 Single Family Residence known as 10465 Peach Avenue, 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. If a county recorder, title insurance company, escrow company, real estate broker, real estate agent or association provides a copy of a declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold face type and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.

Note 6. 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: _____

Note 7. The RESPA Rule to Simplify and Improve the Process of Obtaining Mortgages and Reduce Consumer Settlement Cost includes a provision for average charges, allowing settlement service providers to establish an average recording fee. Transactions closing in January 2010, the average recording for all residential loan transactions (including refinances) is \$79.00 and the charge for all residential sale transactions with a purchase money loan is \$82.00, Transactions closing after January of 2010, the average recording charge for loan transactions (including refinances) is \$93.00 and the charge for all residential sale transactions with a purchase money loan is \$98.00. Divide the average charge between the buyer and seller as per contract or local custom. The average charge is applied regardless of the number of documents recorded in the transaction. If your transaction is not a residential loan or sale with a new loan, please contact your title provider for actual recording charges.

Note 8. Part of the RESPA Rule to Simplify and Improve the Process of Obtaining Mortgages and Reduce Consumer Settlement Costs requires the settlement agent to disclose the agent and underwriter split of the premiums, including endorsements as follows:

Line 1107 is used to record the amount of the total title insurance premium, including endorsements, that is retained by the title agent. Fidelity National Title Company retains 88% of the total premium and endorsements.

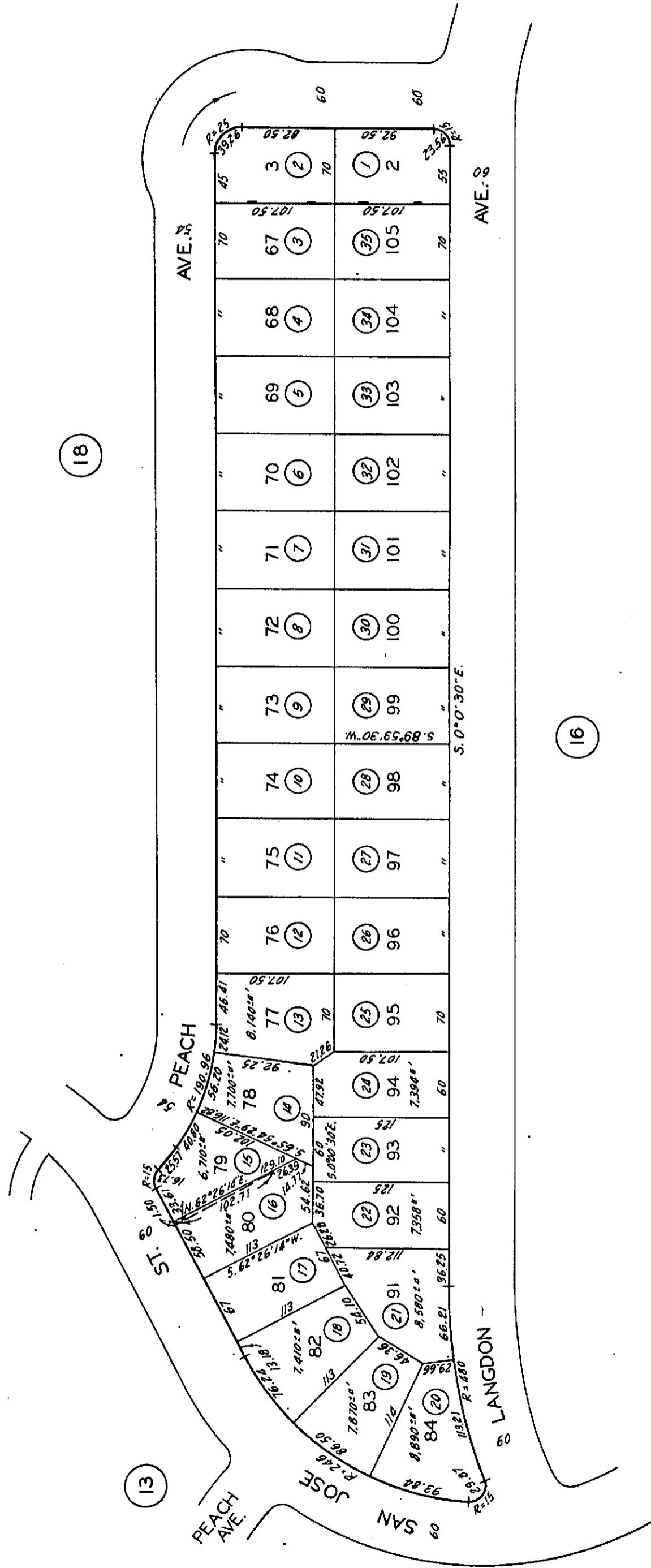
Line 1108 is used to record the amount of the title insurance premium, including endorsements, that is retained by the Title underwriter. Fidelity National Title Insurance Company retains 12% of the total premium and endorsements.

END OF NOTES

2649 17

SCALE 100'

THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



CODE 16

TRACT NO. 18607 M.B. 464-8-13

TRACT NO. 17642 M.B. 499-6-7

LOS ANGELES ASSOCIATION OF REALTORS

2658-13 & 14

ASSOCIATION MAP
CITY OF LOS ANGELES, CALIF.