



## **Fidelity National Title Company**

5000 Van Nuys Blvd., Suite 500, Sherman Oaks, CA 91403  
Phone: (818) 881-7800

### **AMENDED PRELIMINARY REPORT**

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**EFFECTIVE DATE:** July 18, 2019 at 7:30 a.m., Amended: August 7, 2019, Amendment No. 3

**ORDER NO.:** 00197415-994-VNO-SI

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

**ALTA Homeowner's Policy of Title Insurance (12-2-13)**  
**ALTA Extended 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:

**Robert William Clifford and Elizabeth Clifford, Subject to Items No. 17 of Schedule B**

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

**See Exhibit A attached hereto and made a part hereof.**

PRELIMINARY REPORT  
YOUR REFERENCE: 42734 35th Street

Fidelity National Title Company  
ORDER NO.: 00197415-994-VNO-SI

**EXHIBIT A**  
**LEGAL DESCRIPTION**

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

THE SOUTH 120 FEET OF LOTS 1 AND 2 OF TRACT NO. 14556, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 297 PAGES 17 AND 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS RESERVED IN THE DEED FROM PACIFIC STATES CORPORATION, RECORDED NOVEMBER 24, 1947 IN BOOK 25773 PAGE 428, OFFICIAL RECORDS.

ALSO EXCEPT ONE-HALF OF ALL COAL, MINERAL, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES OR OTHER VALUABLE DEPOSITS CONTAINED IN SAID LAND AS RESERVED BY H. R. WILSON AND SONS, ET AL., RECORDED DECEMBER 5, 1947 IN BOOK 25883 PAGE 429, OFFICIAL RECORDS

APN: 3109-003-004, 3109-003-001

PLOTTED EASEMENTS

### EXCEPTIONS

**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 2019-2020.

2. Said property has been declared tax defaulted for non-payment of delinquent taxes for the fiscal year 2017-2018.

APN No.: 3109-003-001  
Default No. None Shown  
Default Date: June 30, 2018

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

Amount: \$195.09, by August 31, 2019  
Amount: \$197.11, by September 31, 2019

3. Note: Property taxes for the current fiscal year shown below HAVE NOT BEEN PAID. (Please refer to Default/Delinquent information shown above.) For proration purposes the amounts were:

Code Area: 10241  
Tax Identification No.: 3109-003-001  
Fiscal Year: 2018-2019  
1st Installment: \$45.16, Delinquent + Penalty \$4.51  
2nd Installment: \$45.15, Delinquent + Penalty \$14.51  
Exemption: \$0.00  
Land: \$5,789.00  
Improvements: \$0.00  
Personal Property: \$0.00

4. Said property has been declared tax defaulted for non-payment of delinquent taxes for the fiscal year 2017-2018.

APN No.: 3109-003-004  
Default No. None Shown  
Default Date: June 30, 2018

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

Amount: \$3,108.90, by August 31, 2019  
Amount: \$3,148.30, by September 30, 2019

**EXCEPTIONS**  
**(Continued)**

5. Note: Property taxes for the current fiscal year shown below HAVE NOT BEEN PAID. (Please refer to Default/Delinquent information shown above.) For proration purposes the amounts were:

Code Area: 10241  
Tax Identification No.: 3109-003-004  
Fiscal Year: 2018-2019  
1st Installment: \$481.81, Delinquent + Penalty \$48.18  
2nd Installment: \$481.80, Delinquent + Penalty \$58.18  
Exemption: \$7,000.00  
Land: \$3,847.00  
Improvements: \$25,185.00  
Personal Property: \$0.00

6. Supplemental assessment for 2017-2018:

1st Installment \$175.61, Delinquent + Penalty \$17.56  
Must be Paid By: February 28, 2019  
2nd Installment \$175.61, Delinquent + Penalty \$27.56  
Must be Paid By: June 30, 2019  
Bill No.: 17010

7. Supplemental assessment for 2018-2019:

1st Installment \$416.97, Delinquent + Penalty \$41.69  
Must be Paid By: February 28, 2019  
2nd Installment \$416.96, Delinquent + Penalty \$51.69  
Must be Paid By: June 30, 2019  
Bill No.: 18010

8. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

Note: If said supplementals (if any) are not posted prior to the date of closing, this company assumes no liability for payment thereof.

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

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

Purpose: Ditches and pipes  
Recording No: Book 4263, Page 79, Deeds  
Affects: Said land

The exact location and extent of said easement is not disclosed of record.

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

Purpose: Utilities  
Recording No: Book 25883, Page 429, Official Records  
Affects: Said land

**EXCEPTIONS**  
**(Continued)**

The exact location and extent of said easement is not disclosed of record.

12. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, citizenship, immigration status, primary language, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable laws, as set forth in the document referred to in the numbered item last above shown.
13. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- Purpose: Public utilities  
Recording No: Book 28771, Page 18, Official Records  
Affects: Said land
14. A homestead declaration
- Executed by: Elizabeth Clifford  
Dated: June 3, 1964  
Recording Date: June 9, 1964  
Recording No: 3643, Official Records
15. A notice that said Land is included within a project area of the Redevelopment Agency shown below, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the redevelopment plan) as disclosed by a document
- Recording Date: July 5, 1989  
Recording No: 89-1067662, Official Records  
Redevelopment Agency: Lancaster Redevelopment Project No. 6
16. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.
17. The Effect of an Affidavit of Death of Join Tenant., which establishes the Death of Elizabeth Clifford
- Dated: April 9, 2019  
Executed by: Damia J. Johnson, Asst. Operations Chief, Deputy Public Administrator,  
Estate of Robert William Clifford EA#0029561D  
Recorded: April 24, 2019  
Recording No.: 2019-0365804, Official Records.

**PLEASE REFER TO THE "INFORMATIONAL NOTES" AND "REQUIREMENTS" SECTIONS WHICH FOLLOW FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION.**

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**END OF EXCEPTIONS**

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### REQUIREMENTS SECTION

1. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.
2. In order to complete this report, the Company requires a Statement of Information to be completed by the following party(s),

Party(s):                      All Parties

The Company reserves the right to add additional items or make further requirements after review of the requested Statement of Information.

NOTE: The Statement of Information is necessary to complete the search and examination of title under this order. Any title search includes matters that are indexed by name only, and having a completed Statement of Information assists the Company in the elimination of certain matters which appear to involve the parties but in fact affect another party with the same or similar name. Be assured that the Statement of Information is essential and will be kept strictly confidential to this file.

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**END OF REQUIREMENTS**

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## INFORMATIONAL NOTES SECTION

1. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
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.
3. Note: The Company is not aware of any matters which would cause it to decline to attach CLTA Endorsement Form 116 indicating that there is located on said land a Single Family Dwelling known as 42734 35th Street West, Lancaster, California, to an Extended Coverage Loan Policy.
4. Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration provision. Arbitrable matters may include, but are not limited to any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance Coverage.
5. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
6. The Company and its policy issuing agents are required by Federal law to collect additional information about certain transactions in specified geographic areas in accordance with the Bank Secrecy Act. If this transaction is required to be reported under a Geographic Targeting Order issued by FinCEN, the Company or its policy issuing agent must be supplied with a completed ALTA Information Collection Form ("ICF") prior to closing the transaction contemplated herein.  
  
To protect the private information contained in the attached form and photo ID, please return via a secured method.
7. Unless this company is in receipt of WRITTEN instructions authorizing a particular policy, Fidelity Title will AUTOMATICALLY issue the American Land Title Association Homeowner's Policy (02/03/10) for all qualifying residential 1-4 properties/transactions to insure the buyer at the close of escrow.
8. Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.
9. 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.
10. Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third party service. If the above requirements cannot be met, please call the Company at the number provided in this report
11. 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 off through this transaction at \$45.00. The reconveyance fee must be clearly set forth in the Beneficiary's Payoff Demand Statement ("Demand"). In addition, an assignment or authorized release of that fee, from the Beneficiary to the Trustee of record, must be included. An example of the required language is as follows: