



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

Issuing Policies of Fidelity National Title Insurance Company

ORDER NO.: 00299542-994-VNO-1AW

LOAN NO.:

Escrow Officer: Van Nuys Title Only EO

Title Officer: Albert Wassif

Phone: (818) 881-7800 Ext. 5718

Fax: (818) 745-5013

Email: Team.Albert@fnf.com

Public Administrator Operations

320 West Temple Street

Los Angeles, CA 90012

ATTN: Roseanne Ybarra

YOUR REF:

PROPERTY: 4445 Firmament Avenue (Encino Area), Los Angeles, CA 91436

**PRELIMINARY REPORT**

*In response to the application for a policy of title insurance referenced herein, **Fidelity National Title Company** 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 herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions 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 Attachment One. 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 Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.*

*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.*

*The policy(s) of title insurance to be issued hereunder will be policy(s) of Fidelity National Title Insurance Company, a Florida corporation.*

***Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One 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 to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.***

Countersigned by:

*Cindy Fried*

Authorized Signature





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**PRELIMINARY REPORT**

**EFFECTIVE DATE:** March 8, 2021 at 7:30 a.m.

**ORDER NO.:** 00299542-994-VNO-1AW

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:

**Alan R. Holbrook and Linda C. Gamba-Holbrook, husband and wife, as joint tenants**

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

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



## EXHIBIT A LEGAL DESCRIPTION

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 5 OF TRACT NO. 11186, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 196, PAGE(S) 39 AND 40 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: **2283-002-005**

Lot/Block/Section No.	2283-002-005
Parcel Year	2020-2021
1st Installment	\$505.13 Paid
2nd Installment	\$565.13 Open
Exemption	\$0.00
Land	\$73,522.00
Improvements	\$00,500.00
Personal Property	\$0.00

3. The list 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 vested named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

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

4. Water right, if any or title to water, whether or not disclosed by the public records.

5. Provisions in a deed prohibiting the buying, selling or handling of intoxicating liquors on said Land.

Recording No. Book 7212, Page 197, Deeds

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.

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a deed.

Purpose(s)	Fire lines and conduits
Recording No.	Book 11011, Page 11-Official Records
Address	15 feet wide over and along all lot lines

7. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that such covenant or restriction is permitted by applicable laws, 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.



## 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 2021-2022.

2. Property taxes, including any personal property taxes and any assessments collected with taxes, are as follows:

Code Area:	00016
Tax Identification No.:	2283-002-005
Fiscal Year:	2020-2021
1st Installment:	\$965.15 Paid
2nd installment:	\$965.13 Open
Exemption:	\$0.00
Land:	\$75,522.00
Improvements:	\$60,500.00
Personal Property:	\$0.00

3. 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.

4. Water rights, claims or title to water, whether or not disclosed by the public records.
5. Provisions in a deed prohibiting the buying, selling or handling of intoxicating liquors on said Land:

Recording No.: Book 7246, Page 197, Deeds

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.

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

Purpose:	Pole lines and conduits
Recording No.:	<u>Book 14795, Page 13, Official Records</u>
Affects:	10 feet wide over and along all lot lines

7. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, 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.

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.



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

8. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$385,000.00  
Dated: September 13, 2016  
Trustor/Grantor: Alan R. Holbrook and Linda C. Gamba-Holbrook, husband and wife, as joint tenants  
Trustee: Pacific Coast Title Company  
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for Broker Solutions, Inc. dba New American Funding, a Corporation  
Loan No.: 110016078527  
Recording Date: September 16, 2016  
Recording No.: 2016-1121974, Official Records

Assignment of the beneficial interest under said deed of trust which names:

Assignee: Broker Solutions, Inc. dba New American Funding  
Recording Date: March 2, 2021  
Recording No.: 2021-346699, Official Records

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

Amount: \$6,394.66  
Debtor: Linda Holbrook  
Creditor: State of California, Employment Development Department Benefit Overpayment Collection Section  
Date Entered: December 13, 2010  
County: Los Angeles  
Court: Superior Court of California  
Case No. 00C02607  
Recording Date: January 11, 2011  
Recording No.: 2011-57607, 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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283 | 2  
SCALE 1" = 80'

2001

PARCEL MAP  
P.M. 294-93-94

PARCEL MAP  
P.M. 213-72-73

PARCEL MAP  
P.M. 184-94-95

Revised  
10-23-58  
12-24-58  
4-10-62  
690410  
69121001  
86032101-86  
89126505001  
200007180200101-02

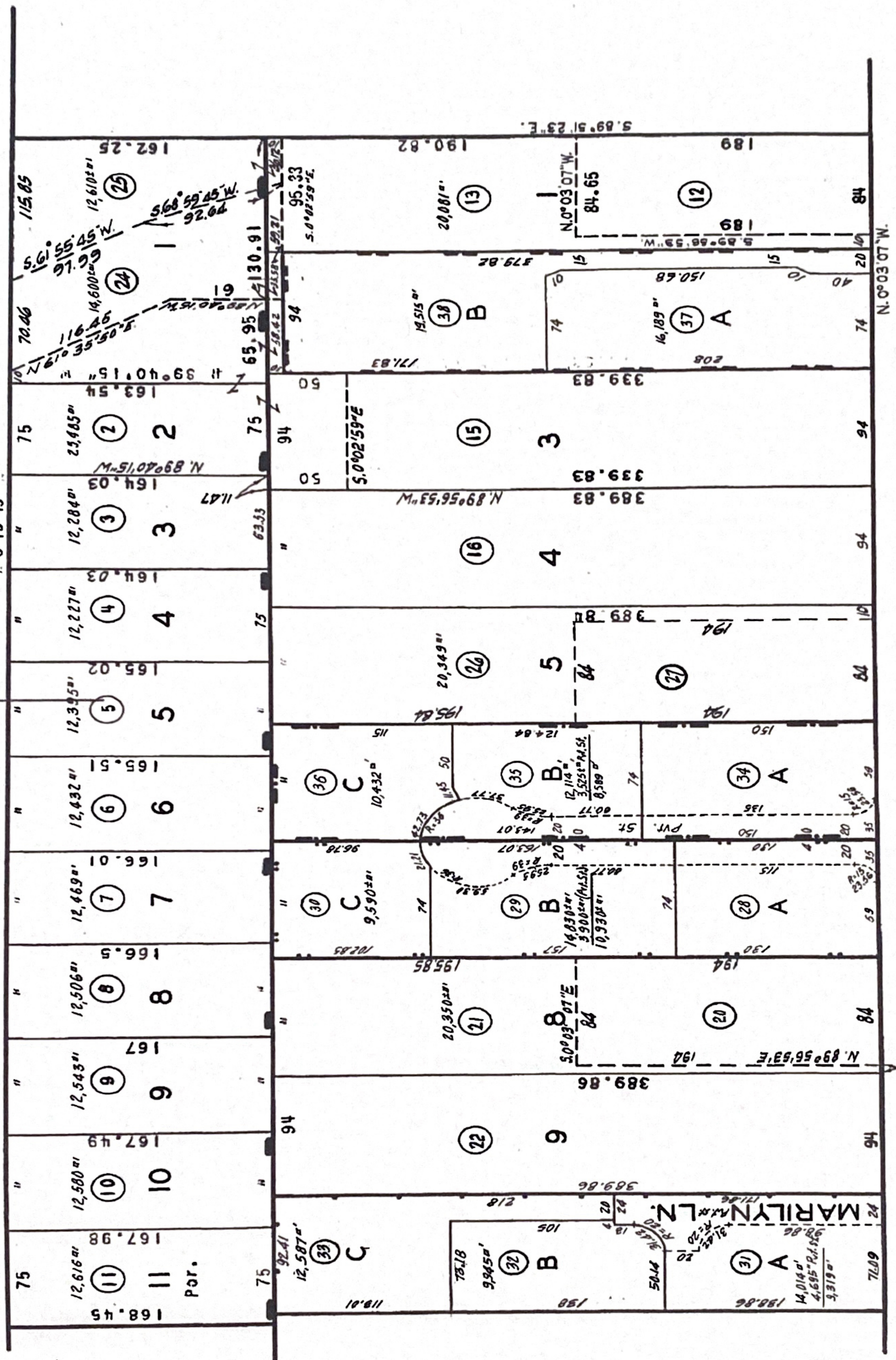
FIRMAMENT

Q

ST

ST

AVE.



CODE  
16

HASKELL

AVE.

72

TRACT NO. 11186

TRACT NO. 12589

PARCEL MAP

FOR PREY. ASSMT. SEE: 2283 - 2

M.B. 196-39-40

M.B. 242-42-43

P. M. 17-13

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.