

Effective date: May 29, 2025 at 07:30 AM

The form of Policy or Policies of Title Insurance contemplated by this Report is:

ALTA Homeowner's Policy of Title Insurance 2021

ALTA Loan Policy 2021

1. The estate or interest in the Land hereinafter described or referred to covered by this Report is:

A Fee as to Parcel(s) 1; Easement(s) more fully described below as to Parcel(s) 2 and 3;

2. Title to said estate or interest at the date hereof is [vested in:](#)

Pamela Hall-Huddleston and Sky D. Williams as Special Co-Administrators for the Estate of Thomas H. Bach, Deceased, pursuant to Case 22STPB03954

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

For APN/Parcel ID(s): 5556-025-007

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:

PARCEL 1:

LOT 3 AND THAT PORTION OF LOT 1 OF TRACT NO. 13658, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 290, PAGES 21 AND 22, OF MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 3 OF SAID TRACT NO. 13658; THENCE NORTH 84° 27' 43" WEST 11.21 FEET ON THE SOUTHERLY LINE OF SAID LOT 3 TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET; THENCE WESTERLY AND NORTHWESTERLY ON THE ARC OF SAID CURVE, 17.94 FEET; THENCE TANGENT TO SAID CURVE NORTH 33° 04' 20" WEST 71.51 FEET; THENCE LEAVING THE WESTERLY LINE OF SAID LOT 3, SOUTH 8°04' 20" EAST 25.33 FEET; THENCE SOUTH 22° 51' 55" EAST 15.80 FEET; THENCE SOUTH 33° 04' 20" EAST 33.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 33.50 FEET AND BEING CONCENTRIC WITH THE FIRST ABOVE DESCRIBED CURVE; THENCE SOUTHEASTERLY AND EASTERLY ON THE ARC OF SAID CURVE 30.05 FEET; THENCE TANGENT TO SAID CURVE SOUTH 84° 27'43" EAST 2.20 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID LOT 1, BEING A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 115.00 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 54° 46' 14" EAST; THENCE NORTHEASTERLY ON THE ARC OF SAID CURVE 16.24 FEET TO THE POINT OF BEGINNING, FROM WHICH POINT A RADIAL LINE BEARS SOUTH 46° 40' 52" EAST.

EXCEPT THAT PORTION OF SAID LOT 3, TRACT 13658, AS PER MAP RECORDED IN BOOK 290, PAGES 21 AND 22, OF MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT; THENCE SOUTH 2° 23' 18" EAST 72.99 FEET; THENCE SOUTH 36° 24' 40" WEST 15.00 FEET; THENCE NORTH 40° 10' 00" EAST 38.50 FEET; THENCE NORTH 5° 40' 00" WEST 32.11 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT; THENCE NORTH 33° 45' 56" WEST 28.43 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

AN EASEMENT FOR INGRESS AND EGRESS AND DRIVEWAY PURPOSES, TO BE USED IN COMMON WITH OTHERS, OVER THAT PORTION OF LOT 2, TRACT NO. 13658, AS PER MAP RECORDED IN BOOK 290, PAGES 21 AND 22 OF MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT DISTANT SOUTH 33° 04' 20" EAST 22.99 FEET FROM THE NORTHERLY TERMINUS OF THAT COURSE IN THE EASTERLY LINE OF SAID LOT SHOWN ON SAID MAP AS NORTH 33° 04' 20" WEST 108.07 FEET LONG, BUT WHICH SHOULD BE SHOWN AS 108.28 FEET LONG; THENCE SOUTH 33° 04' 20" EAST 85.29 FEET TO THE SOUTHERLY TERMINUS OF SAID COURSE, BEING THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 20.00 FEET; SAID CURVE BEING SHOWN ON SAID MAP AS HAVING A CENTRAL ANGLE OF 26° 02' 15", A LENGTH OF 9.09 FEET AND A TANGENT OF 4.62 FEET, BUT WHICH SHOULD BE SHOWN AS HAVING A CENTRAL ANGLE OF 24° 50' 14", A LENGTH OF 8.87 FEET AND A TANGENT OF 4.40 FEET; THENCE SOUTHERLY ON THE ARC OF SAID CURVE 8.67 FEET; THENCE TANGENT TO SAID CURVE SOUTH 8° 14' 06" EAST 15.00 FEET ON THAT EASTERLY LINE OF SAID LOT SHOWN ON SAID MAP AS SOUTH 7° 02' 05" EAST 42.58 FEET LONG, BUT WHICH SHOULD BE SHOWN AS SOUTH 8° 14' 06" EAST 42.73 FEET; THENCE NORTH 36° 17'30" WEST 70.33 FEET; THENCE NORTH 15° 00' 00" WEST 39.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

AN EASEMENT FOR INGRESS AND EGRESS AND DRIVEWAY PURPOSES, TO BE USED IN COMMON WITH OTHERS, OVER THAT PORTION OF LOT 1, TRACT NO. 13658, IN THE CITY OF AND COUNTY OF LOS ANGELES,

EXHIBIT A
Legal Description

STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 290, PAGES 21](#) AND 22 OF MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 1, AT THE SOUTHERLY TERMINUS OF THAT COURSE SHOWN ON SAID MAP AS SOUTH 7°02' 06" EAST 42.58 FEET LONG BUT WHICH SHOULD BE SHOWN AS SOUTH 8° 14' 06" EAST 42.73 FEET; THENCE NORTH 8° 14' 06" WEST 42.73 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 20 FEET; SAID CURVE BEING SHOWN ON SAID MAP AS HAVING A CENTRAL ANGLE OF 26° 02' 15", A LENGTH OF 9.09 FEET AND A TANGENT OF 4.62 FEET, BUT WHICH SHOULD BE SHOWN AS HAVING A CENTRAL ANGLE OF 24°50' 14", A LENGTH OF 8.67 FEET AND A TANGENT OF 4.40 FEET; THENCE NORTHERLY ON THE ARC OF SAID CURVE 8.67 FEET; THENCE TANGENT TO SAID CURVE NORTH 33° 09' 20" WEST 108.28 FEET ON THAT COURSE SHOWN ON SAID MAP AS BEING 108.07 FEET LONG, BUT WHICH SHOULD BE SHOWN AS 108.28 FEET LONG; THENCE NORTH 36° 24' 40" EAST 70.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 20 FEET; THENCE NORTHERLY ON THE ARC OF SAID CURVE 13.54 FEET; THENCE TANGENT TO SAID CURVE NORTH 2° 23' 18" WEST 16.84 FEET; THENCE LEAVING THE LINES OF SAID LOT 1, NORTH 69° 46' 22" EAST 5.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5.00 FEET; THENCE NORTHEASTERLY AND NORTHERLY ON THE ARC OF SAID CURVE 7.85 FEET; THENCE TANGENT TO SAID CURVE NORTH 20° 13' 38" WEST 36.65 FEET; THENCE NORTH 33° 45' 56" WEST 13.69 FEET; THENCE NORTH 43° 34' 44" EAST 16.71 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT DISTANT THEREON NORTH 33° 45' 56" WEST 26.58 FEET FROM THE SOUTHERLY TERMINUS OF THAT LINE SHOWN ON SAID MAP AS SOUTH 33° 45' 56" EAST 143.28 FEET; THENCE SOUTH 33° 45' 56" EAST 26.58 FEET; THENCE SOUTH 2° 23' 18" EAST 72.99 FEET ON SAID EASTERLY LINE OF LOT 1; THENCE SOUTH 36° 24' 40" WEST 57.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 20 FEET; THENCE SOUTHERLY ON THE ARC OF SAID CURVE 24.25 FEET; THENCE TANGENT TO SAID CURVE SOUTH 33° 04' 20" EAST 8.00 FEET; THENCE LEAVING THE EASTERLY LINE OF SAID LOT 1, SOUTH 8° 04' 20" EAST 25.33 FEET; THENCE SOUTH 22° 51' 55" EAST 15.80 FEET; THENCE SOUTH 33° 04' 20" EAST 33.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 33.50 FEET; THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE 30.05 FEET; THENCE TANGENT TO SAID CURVE SOUTH 84° 27' 43" EAST 2.20 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE IN THE SOUTHEASTERLY LINE OF SAID LOT 1, BEING A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 115.00 FEET; A RADIAL LINE FROM SAID POINT BEARS SOUTH 54° 46' 14" EAST; THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE 43.76 FEET TO THE POINT OF BEGINNING, FROM WHICH POINT A RADIAL LINE BEARS SOUTH 76° 34' 28" EAST.

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 2025-2026.
2. Property taxes, including any personal property taxes and any assessments collected with taxes, are as follows:

Tax Identification No.: [5556-025-007](#)

Fiscal Year: 2024-2025

1st Installment: \$26,065.24, Paid

2nd Installment: \$26,065.23, Delinquent (Delinquent after April 10)

Penalty and Cost: \$2,616.52

Homeowners Exempt: \$0.00

Code Area: 00067

3. An assessment by the improvement district shown below:

Assessment/Bond No.: 1915

Series: Ad #1

District: County of Los Angeles

For: Mrca-Brush Fire Clear'g Dist #1

Bond Issued: 8/6/2003

Original Amount:

Said assessment is collected with the county/city property taxes.

4. 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.
5. Water rights, claims or title to water, whether or not disclosed by the public records.
6. Easement(s) in favor of the public over any existing roads lying within said Land.
7. Easement(s) or right(s) of way for the purpose(s) shown below and rights incidental thereto, as granted and/or reserved in various deeds of record:

Purpose: Ingress and egress, pipelines, drainage and/or public utilities and incidental purposes thereto over, under, along and across the easement parcel(s) herein described

Affects: Parcels 2 and 3

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

Reserved by: Charles F. Harper Company, a Corporation

Purpose: Pole Lines

Recording No.: [Book 2115, Page 373](#), of Official Records

Affects: said land more particularly described therein

9. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon age, 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

law, as set forth in the document

Recording No: [Book 10854, Page 2](#), of Official Records

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or trust deed made in good faith and for value.

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

Purpose: Roadway Purposes
Recording Date: March 13, 1950
[Recording No.:](#) [3321, of Official Records](#)
Affects: said land more particularly described therein

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

Granted to: Leonard Slater and Betty Slater, husband and wife, as joint tenants
Purpose: Driveway and Garage
Recording Date: October 10, 1950
[Recording No.:](#) [3049, of Official Records](#)
Affects: said land more particularly described therein

12. Covenant and agreement wherein the owners agree to hold said Land as one parcel and not to sell any portion thereof separately. Said covenant is expressed to run with the Land and be binding upon future owners.

Recording Date: April 30, 1964
[Recording No.:](#) [1964-6144, of Official Records](#)

Reference is 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. Covenant and agreement wherein the owners agree to hold said Land as one parcel and not to sell any portion thereof separately. Said covenant is expressed to run with the Land and be binding upon future owners.

Recording Date: May 1, 1964
[Recording No.:](#) [1964-5956, of Official Records](#)

Reference is 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.

14. A Notice of Substandard property as disclosed by a document

Recording Date: April 1, 2024
[Recording No.:](#) [2024-207201, of Official Records](#)

Reference is hereby made to said document for full particulars.

15. The terms and conditions of a Order Re Title and Ownership of Estate Asset:

Court: Superior Court
Case No.: 22STPB03954

Date Entered: July 12, 2023
Concerning: Estate of Thomas H. Bach, deceased, Sky D. Williams, an individual and as Executor of Thomas H. Bach, Petitioner, VS. Edward Alderte, an individual respondent
Recording Date: June 12, 2024
[Recording No.: 2024-384559 of official records](#)

The Company reserves the right to make additional requirements or add additional items or exceptions.

Note: Said court order contains an incomplete legal description and will need to be re-recorded to correct the legal and perfect title.

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

Amount: \$450,000.00
Dated: October 29, 2024
Trustor/Grantor: Pamela Huddleston aka Pamela Hall-Huddleston And Sky D. Williams as Co-Administrators For The Estate Of Thomas H. Bach, Deceased, Pursuant to Case 22stpb03954
Trustee: Mackillie Inc, a California Corporation
Beneficiary: Justin Aldi trustee of the Mackillie Inc Defined Benefits Plan, as to an undivided \$225,000/\$450,000 interest Jordan Must trustee of the AFI Services Inc., Defined Benefits Plan, as to an undivided \$225,000/\$450,000 interest
Loan No: 2024-1029-2
Recording Date: November 4, 2024
[Recording No.: 2024-754441, of Official Records](#)

This Company will require that the original note, the original deed of trust and a properly executed request for full reconveyance together with appropriate documentation (i.e., 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, and/or any assignments thereto. 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.

If no amounts remain due under the obligation a zero balance demand will be required along with the reconveyance documents.

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.

17. Matters contained in that certain document

Entitled: Notice of Pending Lien
Dated: April 16, 2025
Executed by: Los Angeles Department of Building and Safety Code Enforcement Bureau
Recording Date: April 22, 2025
[Recording No.: 2025-262562, of Official Records](#)

Reference is hereby made to said document for full particulars.

18. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the Public Records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

END OF EXCEPTIONS

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