




GUIDE TO UNDERSTANDING A PRELIMINARY TITLE REPORT.




Preliminary Title Report

Escrow Officer	Jane Escrow	Order Number	
Title Officer		Loan No.	

To: Success Escrow

Attention: Jane Escrow
Our Reference: 5849-AE

Property Address: 49854 Success Way, Beverly Hills, CA

EFFECTIVE DATE: May, 2005, 07:45 A.M.

The form of Policy or Policies of title insurance contemplated by this report is:
California Land Title Association Standard Coverage Policy - 1990
American Land Title Association Loan Policy (10-17-92) with A.L.T.A. Form 1 Coverage

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 M. Sellerperson and Mary K. Sellerperson, husband and wife as joint tenants, at to an undivided 1/2 interest; and John Doe, as Trustee U.D.T. dated January 15, 1980, as to an undivided 1/2 interest

3. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF PALM SPRINGS, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

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

How To Read a Preliminary Title Report

A Preliminary Title Report (PR) is a report which shows the terms upon which the company may issue its policy. It does not constitute a policy nor a commitment to issue such a policy. Also set out in the PR are information items that will assist the customer in expediently closing the proposed transaction thus enabling **Provident Title Company** to issue its policy(ies) of title insurance.

The PR is issued after a thorough title search has been made on the real property and all the documents affecting said property have been examined to determine their effect on said property. The title search is made of the public record, generally including the following offices: The County Recorder of the county in which the real property is located.

- The taxing authority(ies) that levies(y) taxes and assessments on real property.
- The clerk of various courts of the State of California
- The clerk of the United States District Court.

In addition to the above mentioned public records, certain types of policies to be issued by **Provident Title** require that we make a physical inspection of the property. This inspection may disclose additional encumbrances or rights of other parties in and to said property not disclosed by the public records.

Following is a brief explanation of some of the more common items shown in a PR together with an explanation of some of the preprinted items shown therein. The Preliminary Report provided herein is a sample of what a customer would receive shortly after placing the title order with **Provident Title Company**. The numbered items shown on the sample PR.



PROVIDENT TITLE COMPANY

500 North Central Ave, Suite 230
Glendale CA 91202
Office: 800-794-8094

Preliminary Report

1. Escrow Officer Jane Escrow **Order Number** 999999
Title Officer **Loan No:** A123456

To: Success Escrow

Attention: Jane Escrow

Your Reference: 5849-AE

2. Property Address: 49854 Success Way, Beverly Hills, CA

3. EFFECTIVE DATE: May, 2005, 07:45 A.M.

The form of Policy or Policies of title insurance contemplated by this report is:

**4. California Land Title Association Standard Coverage Policy - 1990
American Land Title Association Loan Policy (10-17-92) with A.L.T.A. Form 1 Coverage**

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A FEE

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Robert M. Sellerperson and Mary K. Sellerperson, husband and wife as joint tenants, at to an undivided 1/2 interest; and John Doe, as Trustee U.D.T. dated January 15, 1980, as to an undivided 1/2 interest**

6. 3. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF PALM SPRINGS, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

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

Exhibit "One"

Lot 25 of APOLLO UNIT NO. 3, in the City of Palm Springs, County of Riverside, State of California, according to Map thereof No. 7979, filed in Book 123 page 45 of Maps, Records of Riverside County California.

Items & Exceptions to Coverage

Schedule B

- 7.** 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 2004-2005.

- 8.** 2. Said property has been declared tax defaulted for non-payment of delinquent taxes for the fiscal year 2004-2005.

APN: 230-110-023

Default No.:

Default Date: June 30, 2004

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

Amount \$839.30

By September 30, 2004

Amount \$850.54

By October 31, 2004

- 9.** 3. Supplemental assessment for 2004-2005

Bill 839-012-025-07

1st Installment \$102.50 Unpaid

Must be paid by December 10, 2004

2nd Installment \$102.50 Unpaid

Must be paid by April 10, 2005

- 10.** 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. 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: Planting and Maintenance

Affects The Southwesterly 7 Feet

- 11.** 6. Covenants, conditions and restrictions (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin) as set forth in the document

Recorded: January 15, 1974 Instrument No. 74-159206

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.

NOTE: Section 12956.1 of the Government Code provides the following: If this document contains any restriction based on race, color, religion, sex familial status, marital status, disability, national origin, or ancestry, that restriction violates state and federal housing laws and is void. Any person holding an interest in this property may request that the county recorder remove the restrictive language pursuant to subdivision (c) of Section 12956.1 of the Government Code.

Items & Exceptions Continued...

- 12.** 7. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.
- | | |
|-------------|--|
| Granted to: | Southern California Edison Company |
| Purpose: | Public Utilities |
| Recorded: | July 13, 1974, Instrument/File No. 74-152681 |
| Affects: | the Northeasterly 6 feet |
- 13.** 8. A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby
- | | |
|-------------|---|
| Amount: | \$70,000.00 |
| Dated: | July 15, 1974 |
| Trustor: | Marvin Priorowner and Sally W. Priorowner |
| Trustee | Pacific Coast Title Company |
| Beneficiary | 6000 Lake Avenue Waterfront, CA 92111 |
| Loan No: | |
| Recorderd: | August 1, 1974, Instrument No. 74-160505 |
- 14.** A Notice of Default under the terms of said deed of trust.
- | | |
|--------------|--|
| Executed by: | Lake Mortgage Company |
| Recorded: | January 4, 1993, Instrument No. 1993-0002163 |
- 15.** 9. An abstract of judgment for the amount shown below and any other amounts due:
- | | |
|---------------|--|
| Amount: | \$13,512.00 |
| Debtor: | Marvin Priorowner and Sally W. Priorowner |
| Creditor: | Charles A. Winner |
| Date Entered: | August 14, 2000 |
| County: | Riverside |
| Court: | Municipal Court |
| Case No: | 567009 |
| Returned | |
| Name | Charles A. Winner |
| Address | 444 Winner Circle Riverside , CA 92111 |
| Recorded | August 14, 1999, Instrument No. 2000-0123879 |

An examination of said proceedings has been ordered. Upon completion the Company reserves the right to except additional items and/or make additional requirements.

- 16.** 10. A tax lien for the amount shown and any other amounts due, in favor of the United States of America, assessed by the District Director of Internal Revenue.
- | | |
|--------------------|---------------------------------|
| Federal Serial No. | 0031-2134673 |
| Taxpayer | Robert M. Sellersperson |
| Amount | \$5,850.00 |
| Recorded | April, 2001 of Official Records |

Items & Exceptions Continued...

17. 11. A pending Court Action as disclosed by a recorded notice:

Plaintiff:	John I. Want and Sara Ann Want
Defendent:	Robert M. Sellerperson and Mary K. Sellerperson
County:	Riverside
Court:	Superior Court
Case No:	235678
Nature Of:	for specific performance
Action:	David S. Court
Attorney:	9988 Law Street
Address:	Any Court, CA 95666
Recorded:	September 10, 2002, Instrument No. 2002-287901,

18. 12. We find various Liens and Judgments, that are of record against persons with similar or the same name as that of our vestee(s) shown herein. In order to complete this report, this Company requires a Statement of Information to be provided for the following vestee(s), which may allow and assist elimination of some or all of said Liens and Judgments. After review of the requested Statement(s) of Information, the Company reserves the right to add additional items or make further requirements prior to the issuance of any Policy of Title Insurance.

Vestee(s): Robert M. Sellerperson and Mary K. Sellerperson

19. 13. We find various Liens and Judgments, that are of record against persons with similar or the same name as that of our vestee(s) shown herein. In order to complete this report, this Company requires a Statement of Information to be provided for the following vestee(s), which may allow and assist elimination of some or all of said Liens and Judgments. After review of the requested Statement(s) of Information, the Company reserves the right to add additional items or make further requirements prior to the issuance of any Policy of Title Insurance.

Vestee(s): John Doe

20. 14. Any invalidity or defect in the title of the vestees in the event that the trust referred to herein is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

If title is to be insured in the trustee(s) of a trust, (or if their act is to be insured), this Company will require a Trust Certification pursuant to California Probate Code Section 18100.5. The Company reserves the right to expect additional items and/or make additional requirements after reviewing said documents.

21. 15. This company will require a statement of information from the parties named below in order to complete this report, based on the effect of documents, proceedings, liens, decrees, or other matters which do not specifically describe said land, but which, if any do exist, may affect the title or impose liens or encumbrances thereon. After review of the requested Statement(s) of Information the Company may have additional requirements before the issuance of any policy of title insurance.

Parties: John Buyer and Mary Buyer

(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).

End of Items...

- 22.** Note 1. NOTE: The ALTA Homeowners Policy of Title Insurance (10-17-98) contains specific deductible amounts and specific liability maximums for Covered Risk numbers 14, 15, 16 and 18 of said policy that have been filed and approved by the various Departments of Insurance where the forms have been filed. Please consult with your escrow or title officer if you have questions regarding the policy.
- 23.** Note 2. The Note shown below, which recites: "California Revenue and Taxation Code Section 18668, effective January 1, 1991, requires that the buyer in all sales of California Real Estate, wherein the Seller shows an out of State Address, withhold 3-1/3% of the total sales price as California State Income Tax, subject to the various provisions of the law as therein contained."
- is hereby deleted and replaced with the following:
- California Revenue and Taxation Code Section 18662, effective January 1, 1994 and by Amendment effective January 1, 2003, provides that the buyer in all sales of California Real Estate may be required to withhold 3 and 1/3% of the total sales price as California State Income Tax, subject to the various provisions of the law as herein obtained.
- 24.** Note. 3 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.
- 25.** Note. 4 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 2536 Brandywine Avenue, Palm Springs, CA to an Extended Coverage Loan Policy.
- 26.** Note. 5 There are NO deeds affecting said land, recorded within twenty-four (24) months of the date of this report.
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