

ALTA SHORT FORM COMMITMENT FOR TITLE INSURANCE

Issued by:

Commitment Number: 123456

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



ALTA SHORT FORM COMMITMENT FOR TITLE INSURANCE

TITLE INSURANCE COMMITMENT FOR A RESIDENTIAL LOAN POLICY
Issued by
, a
Corporation, ("company")

This Short Form Commitment (Commitment) incorporates by reference the terms and conditions of the American Land Title Association (ALTA) Plain Language Commitment (06/17/06). The expiration date of the Company's obligation hereunder is six months from the Commitment Date. This is not a commitment for an owner's policy of title insurance.

ORDER NO. 123456

1. Commitment Date: March 19, 2018

2. Policy to be issued:

(a) Proposed Insured:
Proposed Policy Amount:

(b) Proposed Insured:
Proposed Policy Amount:

3. The estate or interest in the Land described or referred to in this Commitment is:

A CONDOMINIUM, as defined in Sections 783 and 4125 of the California Civil Code, in fee

4. Title to the estate or interest in the Land is at the Commitment Date vested in:

Joe A Smith and Jane A Smith, husband and wife as joint tenants as to an undivided 50% interest and John C. Smith, an unmarried man as to an undivided 50% interest, all as tenants in common

5. The Land is described as follows:

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



**SCHEDULE B, PART I
REQUIREMENTS**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan of the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2018-2019.
6. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$128,750.00
Dated: May 8, 2007
Trustor/Grantor: John C Smith, a single person and Joe A Smith, a married Person and Jane A. Smith, a married Person
Trustee: Fidelity National Title Ins Co
Beneficiary: Wells Fargo Bank, NA
Loan No: 45639233
Recording Date: May11, 2007
Recording No.: 2007089656 Official Records

END OF SCHEDULE B, PART I

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



**SCHEDULE B, PART II
EXCEPTIONS**

7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
8. Rights or claim of parties in possession not shown by the public records.
9. Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.
10. 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.
11. Any liens, or right to a lien, for services, labor or material hereto or hereafter furnished, imposed by law and not shown by the public records.
12. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously, under water.
13. Any titles or rights asserted by anyone including but not limited to persons, corporations, governments or other entities, to tide lands, or lands comprising the shores or bottoms of navigable rivers, lakes, bays, ocean or gulf, or lands beyond the line of the harbor or bulkhead lines as established or changed by the United States Government or water rights, if any.
14. Taxes or special assessment not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.
15. Rights of dower, homestead or other marital rights of the spouse, if any, of any individual insured.
16. Note: Property taxes, property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

Tax Identification No.:	001-0568-022-00
Fiscal Year:	2017-2018
1st Installment:	\$2,501.61
2nd Installment:	\$2,501.61
Exemption:	
Land:	\$87,426.00
Improvements:	\$203,996.00
Personal Property:	\$0.00

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



Code Area: 17-046

END OF SCHEDULE B, PART II

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL ONE:

AN UNDIVIDED 1/3RD INTEREST AS A TENANT IN COMMON IN AND TO LOT 5, TRACT 5696, FILED FEBRUARY 10, 1998, MAP BOOK 336, PAGES 6-8, ALAMEDA COUNTY RECORDS.

EXCEPTING THEREFROM THE FOLLOWING:

A. UNITS 2 THROUGH 10, 101 THROUGH 112, AND 119 THROUGH 125 AS SHOWN ON THE CONDOMINIUM PLAN ATTACHED AS EXHIBIT CONDOMINIUM PLAN" TO THE DECLARATION OF RESTRICTIONS RECORDED March 6, 1997, SERIES NO. 98-05696, OFFICIAL RECORDS.

B. THE EXCLUSIVE RIGHT TO USE THOSE AREAS SHOWN AS DESIGNATED PARKING STALLS 1 THROUGH 38 AS SHOWN ON THE CONDOMINIUM PLAN REFERRED TO ABOVE.

PARCEL TWO:

UNIT 111 AS SHOWN ON THE CONDOMINIUM PLAN REFERRED TO IN PARCEL ONE ABOVE.

PARCEL THREE:

THE EXCLUSIVE RIGHT TO USE THE AREA SHOWN AS DESIGNATED PARKING STALL 8 ON THE CONDOMINIUM PLAN.

Assessor's Parcel Number: 001-0568-022-00

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

