

PRELIMINARY REPORT FORM

Issued By:

Prelim Number: 123456

In response to the application for a policy of title insurance referenced herein, 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(ies) of title insurance to be issued hereunder will be policy(ies) of, a 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.

ORDER NO. 123456

ISSUING OFFICE	FOR SETTLEMENT INQUIRIES CONTACT:
Company Name: Street Address: City: State: Zip: Phone: Website:	Company Name: Street Address: 1100 W Town and Country City: Orange State: CA Zip: 92868 Phone: 7149539300 Website:

Property Address(es): 12345 Main Street, Santa Ana, CA

Effective Date: March 21, 2018

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

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

Fee Simple

2. Title to said estate or interest at the date hereof is vested in:

Joe Smith, a married man as his sole and separate property

3. The Land referred to in this report is described as follows:

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

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

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 4 IN BLOCK 4896, AS DELINEATED UPON THAT CERTAIN MAP ENTITLED DAVANTE VILLAS ON RIVER ROAD FILED FOR RECORD MARCH 07, 2005 IN BOOK 10 OF MAPS AT PAGE 42, STANISLAUS COUNTY RECORDS.

EXCEPTING THEREFROM THE WATER RIGHTS, AS GRANTED TO THE CITY OF CERES, BY GRANT DEED RECORDED 6-9-06, AS DOCUMENT NO. 2006-002589.

Assessor's Parcel Number: 081-034-078-000

At the date hereof, 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 2018-2019.
2. 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.
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.
4. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$252,000.00
Dated: March 10, 2012
Trustor/Grantor: Sohail M Chaudhary
Trustee: First Santa Clara Corporation, a California Corp.
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for Bank of the West, a California State Banking Corp.
Loan No.: 1234589
Recording Date: March 18, 2012
Recording No.: 2012-00558920-00 Official Records

END OF ITEMS

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. Note: Property taxes, property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

Tax Identification No.: 081-034-078-000
Fiscal Year: 2017-2018
1st Installment: \$2,471.07
2nd Installment: \$2,471.07
Exemption: \$7,000.00
Land: \$77,852.00
Improvements: \$311,419.00
Personal Property: \$0.00
Code Area: 001-090

3. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
4. Your application for title insurance was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the seller/borrower must notify the Company and/or the settlement company in order to prevent errors and to certain that the correct parcel(s) of land will appear on any document to be recorded in connection with this transaction and on the policy of title insurance.
5. If a county recorder, title insurance company, escrow company, real estate agent or association provides a copy of the 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 faced typed 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.

6. 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.

END OF NOTES