



**First American Title Company
National Commercial Services**

4380 La Jolla Village Drive, Suite 110
San Diego, CA 92122

September 21, 2015

Mary Nguyen
American Assets Trust
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San Diego , CA 92130
Phone: (858)350-2836
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Customer Reference: AAT / Solana Beach 101

Title Officer: Frank Skip Santy / Trixy Brown
Phone: (858)410-2155
Fax No.: (619)330-2564
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Buyer:

Owner: AAT Solana 101, LLC

Property: 329 and 343 South Highway 101 and 112 through 114, 120 and
128 Dahlia Drive, Solana, CA

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this 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 below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations 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 Exhibit A attached. *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 Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A 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.

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.

Dated as of September 16, 2015 at 7:30 A.M.

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

TO BE DETERMINED

A specific request should be made if another form or additional coverage is desired.

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

AAT SOLANA 101, LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

Fee Simple

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2015-2016, a lien not yet due or payable.
2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code, a lien that is not yet due or payable.
3. An easement for water mains with ingress and egress and incidental purposes, recorded OCTOBER 24, 1925 in [Book 1115 of Deeds, Page 402](#).
In Favor of: Santa Fe Irrigation District
Affects: As described therein

(Affects PARCEL 5)

The location of the easement cannot be determined from record information.

4. An easement for public road purposes and incidental purposes, recorded April 8, 1937 as [Book 638, Page 178](#) of Official Records.
In Favor of: State of California
Affects: Parcel 3

A document recorded July 27, 1967 as Instrument No. [110743](#) of Official Records provides that the interest of the easement holder was transferred to County of San Diego.

5. An easement for line of pipe and all necessary and proper fixtures and equipment and incidental purposes, recorded April 3, 1967 as Instrument No. [45123](#) of Official Records.
In Favor of: San Diego Gas and Electric Company
Affects: As described therein

(Affects PARCEL 3)

6. An offer of dedication for public right of way and incidental purposes, recorded May 14, 1986 as Instrument No. [86-190960](#) of Official Records.
To: County of San Diego

(Affects PARCELS 1, 2 AND 3)

7. An easement for underground facilities and appurtenances for the transmission and distribution of electricity, communication facilities, and appurtenances and also has the right of ingress and egress to, from and along this easement and incidental purposes, recorded June 29, 1992 as Instrument No. [92-403645](#) of Official Records.

In Favor of: San Diego Gas and Electric Company
Affects: As described therein

The location of the easement cannot be determined from record information.

8. The fact that the land lies within the boundaries of the Solana Beach Redevelopment Project Area, as disclosed by the document recorded July 16, 2004 as Instrument No. [2004-0664373](#) of Official Records.

9. Survey prepared by STUART ENGINEERING, dated AUGUST 31, 2011, under Job No. 1173-11-00, shows the following: (a) a telephone riser and cable TV (CATV) riser located adjacent to the southerly boundary of parcel 2 herein described.
(b) 2 electric transformers, a telephone riser and a cable TV (CATV) riser located within the westerly boundary of Parcel 2 herein described.
(c) a 6' wood fence located adjacent to the northerly boundary line of Parcel 3 herein described appears to encroach onto the property adjacent to the north. No representation is made as to the ownership of said fence.
(d) the covered car port attached to the 1-story wood structure located in the easterly portion of Parcel 3 herein described, encroaches into and onto the right of way easement in favor of the County of San Diego (State Highway 101).
(f) a 6" utility pole located adjacent to the southerly boundary of Parcel 3 herein described; together with a chain link fence that runs (from the 1-story building on the property adjacent to the south), adjacent to and along the southerly boundary of Parcel 3 herein described. Said fence appears to encroach onto a portion of our property, and no representation is made as to the ownership of said fence.

(Affects PARCELS 2 AND 3)

10. Survey prepared by STUART ENGINEERING, dated DECEMBER 11, 2011, under Job No. 1173-11-00, shows the following: (a) SDG&E Vault and PacBell Riser are located in the southeasterly corner of said land..

(Affects PARCEL 5)

11. Rights of parties in possession.

(Affects Parcels 1, 3, 4 and 5)

INFORMATIONAL NOTES

NOTE to proposed insured lender only: No Private transfer fee covenant, as defined in Federal Housing Finance Agency Final Rule 12 CFR Part 1228, that was created and first appears in the Public Records on or after February 8, 2011, encumbers the Title except as follows: None

(Affects Parcels 2 AND 3)

- 1. Taxes for proration purposes only for the fiscal year 2014-2015.
 - First Installment: \$21,546.18, PAID
 - Second Installment: \$21,546.18, PAID
 - Tax Rate Area: 18123
 - APN: 298-052-06-00

(Affects PARCEL 3)

- 2. Taxes for proration purposes only for the fiscal year 2014-2015.
 - First Installment: \$5,742.85, PAID
 - Second Installment: \$5,742.85, PAID
 - Tax Rate Area: 18123
 - APN: 298-052-07-00

(Affects PARCEL 2)

- 3. Taxes for proration purposes only for the fiscal year 2014-2015.
 - First Installment: \$3,364.75, PAID
 - Second Installment: \$3,364.75, PAID
 - Tax Rate Area: 18123
 - APN: 298-052-08-00

(Affects PARCEL 1)

- 4. Taxes for proration purposes only for the fiscal year 2014-2015.
 - First Installment: \$6,711.32, PAID
 - Second Installment: \$6,711.32, PAID
 - Tax Rate Area: 18123
 - APN: 298-052-13-00

(Affects PARCEL 5)

- 5. Taxes for proration purposes only for the fiscal year 2014-2015.
 - First Installment: \$6,817.88, PAID
 - Second Installment: \$6,817.88, PAID
 - Tax Rate Area: 18123
 - APN: 298-052-14-00

(Affects PARCEL 4)

6. According to the latest available equalized assessment roll in the office of the county tax assessor, there is located on the land a(n) MULTIPLE FAMILY RESIDENCE known as 329 South Highway 101, Solana Beach, California.

(Affects PARCEL 3)

7. According to the latest available equalized assessment roll in the office of the county tax assessor, there is located on the land a(n) SINGLE FAMILY RESIDENCE known as 128 Dahlia Drive, Solana Beach, California.

(Affects PARCEL 2)

8. According to the latest available equalized assessment roll in the office of the county tax assessor, there is located on the land a(n) COMMERCIAL STRUCTURE known as 112 through 114 and 120 Dahlia Drive and 343 South Highway 101, Solana Beach, California.

(Affects PARCELS 1, 4 AND 5)

9. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

None

10. This preliminary report/commitment was prepared based upon an application for a policy of title insurance that identified land by street address or assessor's parcel number only. It is the responsibility of the applicant to determine whether the land referred to herein is in fact the land that is to be described in the policy or policies to be issued.
11. The policy contemplated by this report/commitment will not insure the title to any mobile home or manufactured home that may be located on the land. The Company will consider issuing such coverage only upon the customer's specific request.
12. Should this report be used to facilitate your transaction, we must be provided with the following prior to the issuance of the policy:

A. WITH RESPECT TO A CORPORATION:

1. A certificate of good standing of recent date issued by the Secretary of State of the corporation's state of domicile.
2. A certificate copy of a resolution of the Board of Directors authorizing the contemplated transaction and designating which corporate officers shall have the power to execute on behalf of the corporation.
3. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
4. Requirements which the Company may impose following its review of the above material and other information which the Company may require.

B. WITH RESPECT TO A CALIFORNIA LIMITED PARTNERSHIP:

1. A certified copy of the certificate of limited partnership (form LP-1) and any amendments thereto (form LP-2) to be recorded in the public records;

2. A full copy of the partnership agreement and any amendments;
 3. Satisfactory evidence of the consent of a majority in interest of the limited partners to the contemplated transaction;
 4. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
 5. Requirements which the Company may impose following its review of the above material and other information which the Company may require.
- C. WITH RESPECT TO A FOREIGN LIMITED PARTNERSHIP:
1. A certified copy of the application for registration, foreign limited partnership (form LP-5) and any amendments thereto (form LP-6) to be recorded in the public records;
 2. A full copy of the partnership agreement and any amendment;
 3. Satisfactory evidence of the consent of a majority in interest of the limited partners to the contemplated transaction;
 4. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
 5. Requirements which the Company may impose following its review of the above material and other information which the Company may require.
- D. WITH RESPECT TO A GENERAL PARTNERSHIP:
1. A certified copy of a statement of partnership authority pursuant to Section 16303 of the California Corporation Code (form GP-1), executed by at least two partners, and a certified copy of any amendments to such statement (form GP-7), to be recorded in the public records;
 2. A full copy of the partnership agreement and any amendments;
 3. Requirements which the Company may impose following its review of the above material required herein and other information which the Company may require.
- E. WITH RESPECT TO A LIMITED LIABILITY COMPANY:
1. A copy of its operating agreement and any amendments thereto;
 2. If it is a California limited liability company, a certified copy of its articles of organization (LLC-1) and any certificate of correction (LLC-11), certificate of amendment (LLC-2), or restatement of articles of organization (LLC-10) to be recorded in the public records;
 3. If it is a foreign limited liability company, a certified copy of its application for registration (LLC-5) to be recorded in the public records;
 4. With respect to any deed, deed of trust, lease, subordination agreement or other document or instrument executed by such limited liability company and presented for recordation by the Company or upon which the Company is asked to rely, such document or instrument must be executed in accordance with one of the following, as appropriate:
 - (i) If the limited liability company properly operates through officers appointed or elected pursuant to the terms of a written operating agreement, such documents must be executed by at least two duly elected or appointed officers, as follows: the chairman of the board, the president or any vice president, and any secretary, assistant secretary, the chief financial officer or any assistant treasurer;
 - (ii) If the limited liability company properly operates through a manager or managers identified in the articles of organization and/or duly elected pursuant to the terms of a written operating agreement, such document must be executed by at least two such managers or by one manager if the limited liability company properly operates with the existence of only one manager.
 5. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
 6. Requirements which the Company may impose following its review of the above material and other information which the Company may require.
- F. WITH RESPECT TO A TRUST:

1. A certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
 2. Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
 3. Other requirements which the Company may impose following its review of the material require herein and other information which the Company may require.
- G. WITH RESPECT TO INDIVIDUALS:
1. A statement of information.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American Title Insurance Company expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

******To obtain wire instructions for deposit of funds to your escrow file please contact your Escrow Officer.******

LEGAL DESCRIPTION

Real property in the City of Solana Beach, County of San Diego, State of California, described as follows:

PARCEL 1:

THE EASTERLY 60 FEET OF THE WESTERLY 160 FEET OF ALL THAT CERTAIN PORTION OF BLOCK 24 OF SOLANA BEACH, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. [1749](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, MARCH 05, 1923, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF THE STATE HIGHWAY, SAID POINT BEING DISTANT SOUTH 11° 28' 30" EAST, 1956.04 FEET FROM A CONCRETE MONUMENT AT THE INTERSECTION OF THE SAID WESTERLY LINE OF THE STATE HIGHWAY WITH THE NORTHERLY LINE OF SECTION 2, TOWNSHIP 14 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, SAID POINT BEING ALSO SOUTH 11° 28' 30" EAST, 505.04 FEET FROM THE SOUTHEASTERLY CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO LUCY ESTES BY GEORGE H. JONES BY DEED DATED FEBRUARY 11, 1915, AND RECORDED IN [BOOK 675, PAGE 134](#) OF DEEDS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, AND RUNNING THENCE WITH THE SAID WESTERLY LINE OF THE STATE HIGHWAY SOUTH 11° 28' 30" EAST, 126.26 FEET; THENCE SOUTH 78° 31' 30" WEST, 345.00 FEET; THENCE NORTH 11° 28' 30" WEST, 126.26 FEET TO THE MOST SOUTHWESTERLY CORNER OF A TRACT OF LAND CONVEYED BY ED FLETCHER AND WIFE, TO JULIUS VOLCK AND TILLIE VOLCK, HUSBAND AND WIFE, BY DEED DATED OCTOBER 08, 1926, AND RECORDED IN [BOOK 1251, PAGE 240](#) OF DEEDS, RECORDS OF SAN DIEGO COUNTY; THENCE ON A LINE PARALLEL WITH THE SOUTHERLY LINE OF SAID LUCY ESTES TRACT, AND ALONG THE SOUTHERLY LINE OF VOLCK TRACT, NORTH 78° 31' 30" EAST, 345.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

ALL THAT PORTION OF BLOCK 24 OF SOLANA BEACH, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. [1749](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 05, 1923, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF THE WESTERLY LINE OF THE STATE HIGHWAY SAID POINT BEING DISTANT SOUTH 11° 28' 30" EAST, 1956.04 FEET FROM A CONCRETE MONUMENT AT THE INTERSECTION OF SAID WESTERLY LINE OF THE STATE HIGHWAY WITH THE NORTHERLY LINE OF SECTION 2, TOWNSHIP 14 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, SAID POINT BEING ALSO SOUTH 11° 28' 30" EAST, 505.04 FEET FROM THE SOUTHEASTERLY CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO LUCY ESTES BY GEORGE H. JONES BY DEED DATED FEBRUARY 11, 1915, AND RECORDED IN [BOOK 675, PAGE 134](#) OF DEEDS BEING THE SOUTHEASTERLY CORNER OF A TRACT OF LAND CONVEYED TO JULIUS VOLCK AND WIFE, BY DEED DATED OCTOBER 08, 1926, AND RECORDED IN [BOOK 1251, PAGE 240](#) OF DEEDS; THENCE AT RIGHT ANGLE SOUTH 78° 31' 20" WEST ALONG THE SOUTHERLY LINE OF SAID LAND SO CONVEYED 245 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 11° 28' 30" EAST PARALLEL WITH SAID STATE HIGHWAY 126.26 FEET; THENCE SOUTH 78° 31' 30" WEST 100 FEET; THENCE NORTH 11° 28' 30" WEST, 126.26 FEET TO THE SOUTHWESTERLY CORNER OF THE AFOREMENTIONED LAND CONVEYED TO VOLCK; THENCE NORTH 78° 31' 20" EAST, ALONG THE SOUTHERLY LINE THEREOF 100 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3:

ALL THAT PORTION OF BLOCK 24 OF SOLANA BEACH, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. [1749](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 05, 1923, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF THE STATE HIGHWAY, AS SHOWN ON SAID MAP NO. [1749](#), SAID POINT BEING DISTANT SOUTH 11° 28' 30" EAST, 1956.04 FEET FROM A CONCRETE MONUMENT AT THE INTERSECTION OF SAID WESTERLY LINE OF THE STATE HIGHWAY WITH THE NORTHERLY LINE OF SECTION 2, TOWNSHIP 14 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, SAID POINT BEING ALSO DISTANT SOUTH 11° 28' 30" EAST, 505.04 FEET FROM THE MOST SOUTHEASTERLY CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO LUCY ESTES BY GEORGE H. JONES DATED FEBRUARY 11, 1915, AND RECORDED IN [BOOK 675, PAGE 134](#) OF DEEDS; THENCE LEAVING THE SAID WESTERLY LINE OF STATE HIGHWAY SOUTH 78° 31' 30" WEST, 345 FEET; THENCE NORTH 11° 28' 30" WEST, 126.00 FEET; THENCE NORTH 78° 31' 30" EAST PARALLEL WITH AND DISTANT 379.04 FEET SOUTHERLY FROM THE SOUTHERLY LINE OF SAID LUCY ESTES TRACT, 345 FEET TO THE SAID WESTERLY LINE OF SAID STATE HIGHWAY; THENCE SOUTH 11° 28' 30" EAST ALONG SAID WESTERLY LINE OF A DISTANCE OF 126.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 4:

ALL THAT PORTION OF BLOCK 24 OF SOLANA BEACH, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. [1749](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 05, 1923, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF THE WESTERLY LINE OF THE STATE HIGHWAY, SAID POINT BEING DISTANT SOUTH 11° 28' 30" EAST, 1956.04 FEET FROM A CONCRETE MONUMENT TO THE INTERSECTION OF THE SAID WESTERLY LINE OF THE STATE HIGHWAY WITH THE NORTHERLY LINE OF SECTION 2, TOWNSHIP 14 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, SAID POINT BEING ALSO SOUTH 11° 28' 30" EAST, 505.04 FEET FROM THE SOUTHEASTERLY CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO LUCY ESTES BY GEORGE H. JONES BY DEED DATED FEBRUARY 11, 1915, AND RECORDED IN [BOOK 675, PAGE 134](#) OF DEEDS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA AND RUNNING THENCE WITH SAID WESTERLY LINE OF SAID STATE HIGHWAY SOUTH 11° 28' 30" EAST, 126.26 FEET; THENCE SOUTH 78° 31' 30" WEST, 110.00 FEET TO THE SOUTHEASTERLY CORNER OF LAND DESCRIBED IN DEED TO VERNON E. BURKS, ET UX, RECORDED MAY 27, 1965, AS FILE NO. [094993](#) OF OFFICIAL RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID BURKS' LAND NORTH 10° 49' 45" WEST, 126.27 FEET TO THE SOUTHERLY LINE OF LAND DESCRIBED IN DEED TO JULIUS VOLCK, ET UX, DATED OCTOBER 08, 1926 AND RECORDED IN [BOOK 1215, PAGE 240](#) OF DEEDS; THENCE ALONG SAID SOUTHERLY LINE NORTH 78° 31' 30" EAST, 110.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, BY INSTRUMENT DATED MARCH 12, 1936 AND RECORDED JULY 16, 1936, IN [BOOK 534, PAGE 304](#) OF OFFICIAL RECORDS OF SAN DIEGO COUNTY.

PARCEL 5:

ALL THAT PORTION OF BLOCK 24 OF SOLANA BEACH, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. [1749](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID DIEGO COUNTY, MARCH 5, 1923, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERLY LINE OF THE STATE HIGHWAY AS SHOWN ON SAID MAP NO. [1749](#), DISTANT THEREON SOUTH 11°28'30" EAST 1956.04 FEET FROM THE INTERSECTION OF SAID WESTERLY LINE WITH THE NORTHERLY LINE OF SECTION 2, TOWNSHIP 14 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, SAID POINT OF COMMENCEMENT BEING ALSO SOUTH 11°28'30" EAST 505.04 FEET FROM THE SOUTHEASTERLY CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO LUCY ESTES BY DEED DATED FEBRUARY 11, 1915 AND RECORDED IN [BOOK 675 PAGE 134](#) OF DEEDS; THENCE SOUTH 11°28'30" EAST ALONG SAID WESTERLY LINE OF THE STATE HIGHWAY 126.26 FEET; THENCE SOUTH 78°31'30" WEST 185.00 FEET TO THE SOUTHEASTERLY CORNER OF LAND DESCRIBED IN A DEED TO EDNA KUHN DATED JULY 2, 1955 AND RECORDED IN [BOOK 5778 PAGE 445](#) OF OFFICIAL RECORDS SAID CORNER BEING THE TRUE POINT OF BEGINNING; THENCE RETRACING NORTH 78°31'30" EAST 67.79 FEET; THENCE NORTH 10°49'45" WEST 126.27 FEET TO THE SOUTHERLY LINE OF LAND CONVEYED TO JULIUS VOLCK AND WIFE BY DEED DATED OCTOBER 8, 1926 AND RECORDED IN [BOOK 1215 PAGE 240](#) OF DEEDS; THENCE SOUTH 78°31'30" WEST ALONG SAID SOUTHERLY LINE 69.21 FEET TO THE NORTHEASTERLY CORNER OF THE AFOREMENTIONED LAND DESCRIBED IN SAID DEED TO KUHN; THENCE SOUTH 11°28'30" EAST ALONG THE EASTERLY LINE OF SAID LAND, 126.26 FEET TO THE TRUE POINT OF BEGINNING.

APN's: 298-052-06-00 (Affects: Parcel 3)
298-052-07-00 (Affects: Parcel 2)
298-052-08-00 (Affects: Parcel 1)
298-052-13-00 (Affects: Parcel 5)
298-052-14-00 (Affects: Parcel 4)

The First American Corporation
First American Title Company
Privacy Policy

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values, a copy of which can be found on our website at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

**CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)
EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

- 1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - (a) building;
 - (b) zoning;
 - (c) land use;
 - (d) improvements on the Land;
 - (e) land division; and
 - (f) environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

- 2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
- 3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
- 4. Risks:
 - (a) that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - (b) that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - (c) that result in no loss to You; or
 - (d) that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
- 5. Failure to pay value for Your Title.
- 6. Lack of a right:
 - (a) to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - (b) in streets, alleys, or waterways that touch the Land.
 This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
- 7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows: For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16: 1% of Policy Amount or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21: 1% of Policy Amount or \$2,500.00 (whichever is less)	\$5,000.00

**ALTA RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)
EXCLUSIONS**

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

- 1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
 - (a) and use
 - (b) improvements on the land
 - (c) and division
 - (d) environmental protection

This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date.

This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.

- 2. The right to take the land by condemning it, unless:
 - (a) a notice of exercising the right appears in the public records on the Policy Date
 - (b) the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking

3. Title Risks:
 - (a) that are created, allowed, or agreed to by you
 - (b) that are known to you, but not to us, on the Policy Date -- unless they appeared in the public records
 - (c) that result in no loss to you
 - (d) that first affect your title after the Policy Date -- this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
4. Failure to pay value for your title.
5. Lack of a right:
 - (a) to any land outside the area specifically described and referred to in Item 3 of Schedule A OR
 - (b) in streets, alleys, or waterways that touch your land

This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

2006 ALTA LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement erected on the Land;
 - iii. the subdivision of land; or
 - iv. environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- b. Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - e. resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a. a fraudulent conveyance or fraudulent transfer, or
 - b. a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

2006 ALTA OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement erected on the Land;
 - iii. the subdivision of land; or
 - iv. environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

b. Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - e. resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a. a fraudulent conveyance or fraudulent transfer, or
 - b. a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement erected on the Land;
 - iii. the subdivision of land; or
 - iv. environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- b. Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - e. resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a. a fraudulent conveyance or fraudulent transfer, or
 - b. a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.