



Commonwealth Land Title Company
3480 Vine Street
Suite 100
Riverside, CA 92507
Phone: (951) 774-0825

Commonwealth Land Title Co.
1555 S Palm Canyon Dr
Ste #D101 & D102
Palm Springs, CA 92264

Our File No: 08403399 - 22
Title Officer: Lisa Saly
e-mail: lsaly@landam.com
Phone: (951) 774-0825
Fax: (951) 781-1169

Attn: **Dorothy Grames**

Your Reference No:

Property Address: Vacant Land, 70 Royal Saint Georges Court, Rancho Mirage, California

PRELIMINARY REPORT

Dated as of August 18, 2008 at 7:30 a.m.

In response to the above referenced application for a policy of title insurance, Commonwealth Land Title 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 B 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 B. 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 B 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.

SCHEDULE A

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

CLTA Homeowner's Policy of Title Insurance

ALTA Loan 2006 Policy (6-17-06)

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

A FEE

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

70 Royal St., Georges, LLC, a California Limited Liability Company

The land referred to herein is situated in the County of Riverside, State of California, and is described as follows:

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

EXHIBIT "A"

All that certain real property situated in the County of Riverside, State of California, described as follows:

Lot 15 Tract No. 25361, in the City of Rancho Mirage, County of Riverside, State of California, as shown by map on file in Book 360, Pages 18 through 28 of Maps, records of Riverside County, California, described as follows:

All of Lot 15, excepting therefrom the following:

Beginning at the southwest corner of said Lot 15, thence North $14^{\circ} 13' 25''$ West along the West line of said Lot 15, a distance of 18.80 feet;
Thence North $89^{\circ} 47' 53''$ East a distance of 118.70 feet;
Thence North $40^{\circ} 24' 00''$ East a distance of 58.10 feet to the beginning of a tangent curve concave southerly and having a radius of 46.00 feet;
Thence northeasterly along said curve through a central angle of $76^{\circ} 20' 00''$ and a length of 61.28 feet to the beginning of a tangent compound curve concave southwesterly and having a radius of 37.00 feet;
Thence southerly along said curve through a central angle of $26^{\circ} 05' 34''$ and a length of 16.85 feet;
Thence South $37^{\circ} 10' 26''$ East a distance of 7.40 feet to the beginning of a tangent curve concave northeasterly and having a radius of 17.00 feet;
Thence along said curve through a central angle of $20^{\circ} 59' 50''$ and a length of 6.23 feet to the beginning of a tangent compound curve concave northerly and having a radius of 19.00 feet;
thence easterly along said curve through a central angle of $54^{\circ} 02' 49''$ and a length of 17.92 feet;
thence South $20^{\circ} 00' 00''$ East a distance of 9.59 feet to a point on a nontangent curve concave westerly and having a radius of 21.00 feet, a radial bearing passing through said point bears South $88^{\circ} 45' 53''$ East;
thence southwesterly along said curve through a central angle of $39^{\circ} 30' 00''$ and a length of 14.48 feet;
thence South $58^{\circ} 30' 00''$ East a distance of 14.95 feet to a point of the westerly line of said Lot 15;
thence South $20^{\circ} 00' 00''$ East along said westerly line a distance of 22.28 feet;
thence South $89^{\circ} 47' 35''$ West along the common lot line of said Lots 15 and 16 a distance of 265.12 feet to the point of beginning.

EXCEPT therefrom all oil, gas, minerals, and other hydrocarbon substances lying below the surface of said land, but with no right of surface entry, as provided in deeds of record.

SCHEDULE B – Section A

The following exceptions will appear in policies when providing standard coverage as outlined below:

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 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.

SCHEDULE B – Section B

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

- A. Property taxes, including general and special taxes, personal property taxes, if any, and any assessments collected with taxes, to be levied for the fiscal year 2008 – 2009 which are a lien not yet payable.
- B. The lien of any special assessment or tax resulting from the inclusion of the property in a special assessment district or Mello-Roos Community Facilities District, which may exist by virtue of assessment maps or notices filed and/or recorded by any such district. Assessments, if any, arising from such assessment districts may be collected with the regular real property taxes.
- C. Supplemental or escaped assessments of property taxes, if any, assessed pursuant to the Revenue and Taxation Code of the State of California.
 - 1. A declaration of covenants, conditions and restrictions which, among other things, may contain or provide for easements; assessments, liens and the subordination thereof; 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.
Recorded: September 18, 1987 as Instrument No. 87-271673, of Official Records

NOTE: This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that the covenant, condition or restriction (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. Section 3607 or (c) relates to a handicap but does not discriminate against handicapped people.

Said instrument also provides for the levy of assessments, the liens of which are stated to be subordinate to the lien of any mortgage or deed of trust made in good faith and for value.

Among other things, said document provides for:

Easements over a portion of said land for the purpose therein shown, and rights incidental thereto.

Modification(s) of said covenants, conditions and restrictions
Recorded: February 23, 1998 as Instrument No. 98-62098, of Official Records

Modification(s) of said covenants, conditions and restrictions
Recorded: February 23, 1998 as Instrument No. 98-62100, of Official Records

Modification(s) of said covenants, conditions and restrictions
Recorded: May 24, 1999 as Instrument No. 99-225007, of Official Records

Modification(s) of said covenants, conditions and restrictions
Recorded: August 06, 2004 as Instrument No. 04-615624, of Official Records

The provisions of said covenants, conditions and restrictions were extended to include the herein-described land by an instrument
Recorded: November 08, 1999 as Instrument No. 99-493816, of Official Records

2. The matters contained in a document entitled "Restrictions and Reservation of Rights and Easements" recorded December 29, 1989 as Instrument No. 89-458151, of Official Records.

Reference is made to said document for full particulars.

3. The matters contained in a document entitled "Declaration of Reservations, Rights of Easements" recorded July 28, 1995 as Instrument No. 95-246056, of Official Records.

Reference is made to said document for full particulars.

4. The matters contained in a document entitled "Assignment of Rights under Sales Agreements, Permits and Development Documents" recorded December 05, 2003 as Instrument No. 03-957080, of Official Records.

Reference is made to said document for full particulars.

5. An easement for the purpose shown below and rights incidental thereto as set forth in a document

Granted to: Southern California Edison Company, a Corporation
Purpose: Public utilities
Recorded: February 26, 2004 as Instrument No. 04-131664, of Official Records
Affects: said land more particularly described therein.

6. The fact that said land is included within a project area of the Redevelopment Agency shown below, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment law (such redevelopment to proceed only after the adoption of the redevelopment plan) as disclosed by a document.

Redevelopment Agency: Rancho Mirage Redevelopment Agency
Recorded: February 27, 2004 as Instrument No. 04-134828, of Official Records

7. An easement for the purposes shown below and rights incidental thereto as shown or as offered for dedication on the recorded map of said tract.

Purpose: Domestic water
Affects: As shown on said Tract Map.

8. A declaration of covenants, conditions and restrictions which, among other things, may contain or provide for easements; assessments, liens and the subordination thereof; 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.

Recorded: July 29, 2004 as Instrument No. 04-586381, of Official Records

NOTE: This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that the covenant, condition or restriction (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. Section 3607 or (c) relates to a handicap but does not discriminate against handicapped people.

Said instrument also provides for the levy of assessments, the liens of which are stated to be subordinate to the lien of any mortgage or deed of trust made in good faith and for value.

Among other things, said document provides for:

Easements over a portion of said land for the purpose therein shown, and rights incidental thereto.

9. The matters contained in a document entitled "Private and Common Area Landscape and Improvement Maintenance Covenant" recorded July 29, 2004 as Instrument No. 04-586382, of Official Records.

Reference is made to said document for full particulars.

10. The matters contained in a document entitled "Lake and Easement Agreement with Restrictive Covenants" recorded July 29, 2004 as Instrument No. 04-587996, of Official Records.

Reference is made to said document for full particulars.

11. An easement for the purpose shown below and rights incidental thereto as set forth in a document

Granted to: GTE California Incorporated, a Corporation
Purpose: Utilities
Recorded: October 20, 2004 as Instrument No. 2004-0829709, of Official Records
Affects: said land more particularly described therein.

12. An easement for the purpose shown below and rights incidental thereto as set forth in a document

Granted to: Verizon California, Inc., a Corporation
Purpose: Utilities
Recorded: October 20, 2004 as Instrument No. 2004-0829711, of Official Records
Affects: said land more particularly described therein.

And recorded: December 22, 2004 as Instrument No. 1012550, of Official Records

13. An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: Southern California Edison Company, a Corporation
Purpose: Public utilities
Recorded: June 28, 2006 as Instrument No. 2006-0467913, of Official Records
Affects: said land more particularly described therein.
14. A lien for the amount shown and any other amounts due.
In Favor of: City of Riverside
Record Owner: 70 Royal St Georges
Amount: \$13.00, plus penalty and costs
Reference No.: 052205104-3
Recorded: April 30, 2008 as Instrument No. 2008-0221011, of Official Records
15. An easement for the purpose shown below and rights incidental thereto as set forth in a Document
Granted to: 70 Royal St. Georges, LLC
Purpose: Ingress and Egress
Recorded: August 18, 2008 as instrument no. 0455451 Official Records
Affects: Said land more particularly described therein.
16. A deed of trust to secure an indebtedness in the amount shown below, and any other Obligations secured thereby.
Amount: \$3,120,000.00
Dated: June 18, 2007
Trustor: Frank A. Edar, a married man as his sole and separate property
Trustee: Landsafe Title of California, Inc.
Beneficiary: Wall Street Mortgage Bankers, Ltd., D/B/A/ Power Express
Recorded: June 26, 2007 as instrument no. 2007-0415505 Official Records
Loan no.: 313314-PERM
- SAID DEED OF TRUST AFFECTS THIS PROPERTY AND OTHER PROPERTY.
- An assignment of beneficial interest under said deed of trust which names
As Assignee: IndyMac Bank, F.S.B.
Recorded: June 26, 2007 as instrument no. 2007-0415506 Official Records

END OF SCHEDULE B EXCEPTIONS

PLEASE REFER TO THE "NOTES AND REQUIREMENTS SECTION" WHICH FOLLOWS FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION

REQUIREMENTS SECTION:

REQ NO.1: The 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.

Parties
Buyers/Sellers

REQ NO.2: The Company will require that it be provided with the following with respect to the California limited liability company named below:

- A. A copy of its operating agreement and any amendments thereto;
- B. A certified copy of its articles of organization (LLC-1), any certificate of correction (LLC-11), certificate of amendment (LLC-2), or restatement of articles or organization (LLC-10); and
- C. A copy of the current Statement of Information form (LLC-12) filed with the Secretary of State.

Limited Liability Company: 70 Royal St. Georges, LLC, a California Limited Liability Company

REQ NO.3: The Company will require that it be furnished a written statement from the Homeowners' Association of which said property owner is a member, which will provide that all liens, charges and/or assessments levied on said land have been paid. Said statement should provide clearance up to and including the time of closing. In order to avoid unnecessary delays at the time of closing, we ask that you obtain and forward said statement at your earliest convenience.

REQ NO.4: The Company will require that, upon completion of the improvements under construction on the land, a Notice of Completion be recorded in the office of the County Recorder.

INFORMATIONAL NOTES SECTION

NOTE NO. 1: The information on the attached plat is provided for your convenience as a guide to the general location of the subject property. The accuracy of this plat is not guaranteed, nor is it a part of any policy, report or guarantee to which it may be attached.

NOTE NO. 2: California insurance code section 12413.1 regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow account and available for withdrawal prior to disbursement. Funds deposited with the company by wire transfer may be disbursed upon receipt. Funds deposited with the company via cashier's check or teller's check drawn on a California based bank may be disbursed on the next business day after the day of deposit. If funds are deposited with the company by other methods, recording and/or disbursement may be delayed. All escrow and sub-escrow funds received by the company will be deposited with other escrow funds in one or more non-interest bearing escrow accounts of the company in a financial institution selected by the company. The company may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with such financial institution, and the company shall have no obligation to account to the depositing party in any manner for the value of, or to pay to such party, any benefit received by the company. Those benefits may include, without limitation, credits allowed by such financial institution on loans to the company or its parent company and earnings on investments made with the proceeds of such loans, accounting, reporting and other services and products of such financial institution. Such benefits shall be deemed additional compensation of the company for its services in connection with the escrow or sub-escrow.

WIRING INSTRUCTIONS FOR THIS OFFICE ARE:

Union Bank of California
1980 Saturn Street
Monterey Park, CA 91755
Phone: (800) 218-6466
ABA #122-000-496
Credit To: Commonwealth Land Title Company - Inland Empire
Account #9100194640

RE: 08403399 811 - DG4

PLEASE INDICATE COMMONWEALTH LAND TITLE COMPANY ESCROW OR TITLE ORDER NUMBER

NOTE NO. 3: The charges which the company will make for next day messenger services (i.e. Federal Express, UPS, DHL, Airborne, Express mail, etc.) Are \$15.00 per letter, standard overnight service, and \$25.00 for larger size packages and/or priority delivery services. Such charges include the cost of such messenger service and the company's expenses for arranging such messenger service and its overhead and profit. Special messenger services will be billed at the cost of such services. There will be no additional charge for pick-up or delivery of packages via the company's regularly scheduled messenger runs.

NOTE NO. 4. The charge for a policy of title insurance, when issued through this title order, will be based on the Short Term Rate.

NOTE NO. 5. THIS COMPANY REQUIRES CURRENT BENEFICIARY DEMANDS PRIOR TO CLOSING. If the demand is expired and a current demand cannot be obtained, our requirements will be as follows:

- (a) If this Company accepts a verbal update on the demand, we may hold an amount equal to one monthly mortgage payment. This hold will be in addition to the verbal hold the lender may have stipulated.
- (b) If this Company cannot obtain a verbal update on the demand, we will either pay off the expired demand, or wait for the amended demand, at our discretion.
- (c) All payoff figures are verified at closing. If the customer's last payment was made within 15 days of closing, our Payoff Department may hold one month's payment to insure check has cleared the bank (unless a copy of the cancelled check is provided, in which case there will be no hold).

NOTE NO. 6: There are no conveyances affecting said land recorded within 24 months of the date of this report.

NOTE NO. 7: Association Assessments are periodically due from holders of title to said land to the Homeowner's Association and transfer fees may be due whenever there is a transfer of title of any of the units. In order to ascertain seller's/buyer's association assessments and transfer fee requirements prior to transfer of a unit, Escrow companies are requested to contact said Homeowner's Association.

NOTE NO. 8: The ALTA Loan policy to be issued after completion of improvements will include CLTA No. 100 endorsement, provided there then exists no violation of covenants, conditions or restrictions, and no encroachments of improvements onto easements or otherwise, but only insofar as such endorsements relate to matters shown in this report.

NOTE NO. 9: Property taxes, including general and special taxes, personal property taxes, if any, and any assessments collected with taxes, for the fiscal year shown below, are paid. For proration purposes the amounts are:

Fiscal year	2007 - 2008
1st Installment:	\$4,244.80
2nd Installment:	\$4,244.80
Exemption:	\$0.00
Code Area:	017-006
Assessment No.:	673-800-006-6

Typist: 775

Date Typed: August 6, 2008

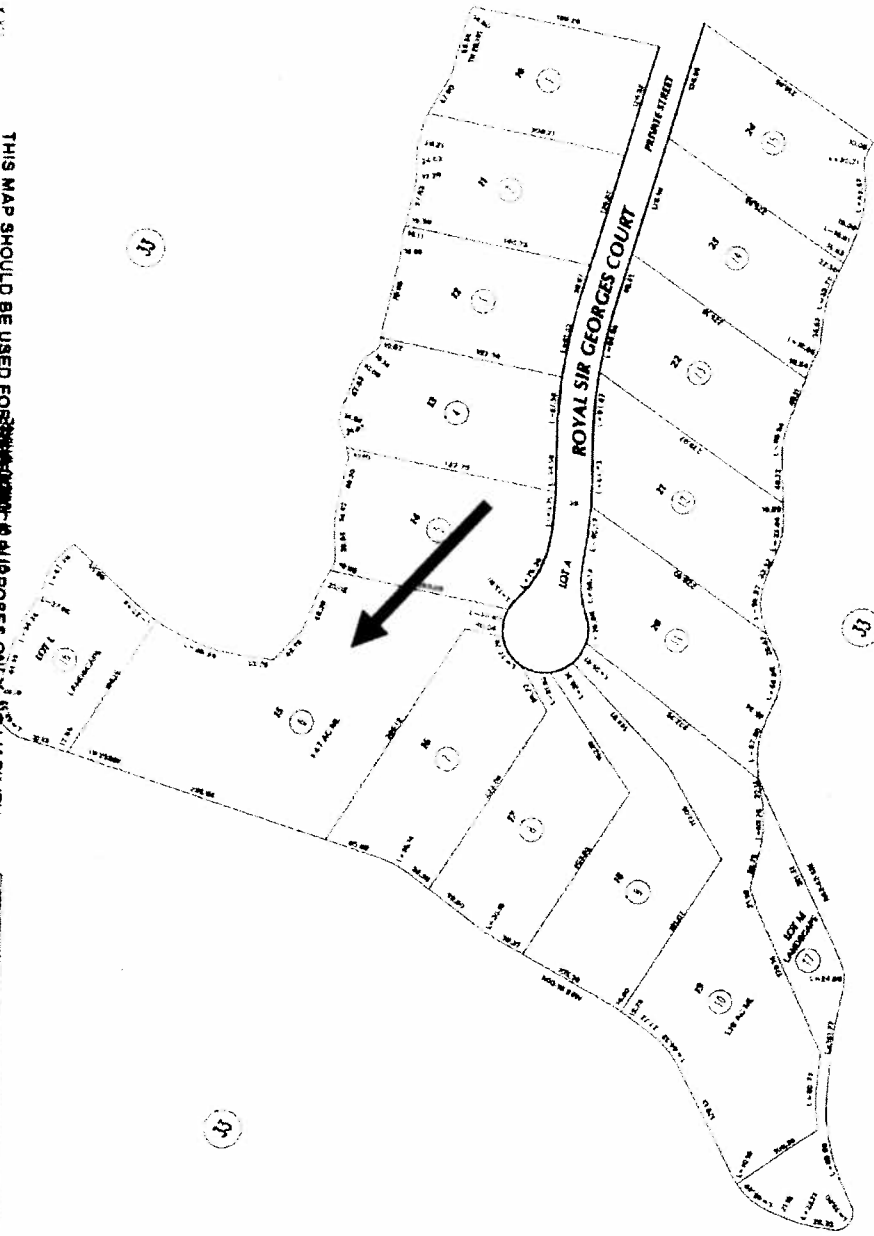
673-80

2024

400 1/8 1/2 1/4

THIS MAP SHOULD BE USED FOR INFORMATIONAL PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

THIS MAP WAS PREPARED BY THE ASSESSOR'S OFFICE FOR THE PURPOSE OF PROVIDING INFORMATION TO THE PUBLIC. THE ASSESSOR'S OFFICE DOES NOT WARRANT THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



NOV 0 1 2024

MB 300/18-28 TRACT MAP NO. 25561

ASSESSOR'S MAP 2024'S PG. 08
Kern County, Calif.

400 1/8 1/2 1/4

2024