



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: 08403403 - 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: 273 Loch Lomond Road, City of Rancho Mirage, California

PRELIMINARY REPORT

Dated as of July 30, 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:

Greg Hartmann, an unmarried man

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:

Lots 63 of Tract No. 28572-1, in the City of Rancho Mirage, County of Riverside, State of California, as shown by Map on file in Book 271, Page(s) 1 through 7 of Maps, in the Office of the County Recorder of Riverside County, California.

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. 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: Public roads and rights of way, private easements and rights of way for roads, pipe lines, ditches, and conduits on, over, under or across the herein described property, existing for the purpose of ingress and ingress from other lands by means of such roads and for the purpose of conveying irrigating and domestic water to such other lands by means of such pipe lines, ditches and conduits.
 - Affects: As shown on said Map.
 - 2. 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: April 30, 1987 as Instrument No. 120439, of Official Records
 - Affects: said land more particularly described therein.

3. 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. 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. 62098, of Official Records

Modification(s) of said covenants, conditions and restrictions

Recorded: February 23, 1998 as Instrument No. 62100, of Official Records

Modification(s) of said covenants, conditions and restrictions

Recorded: May 24, 1999 as Instrument No. 225007, of Official Records

The provisions of said covenants, conditions and restrictions were extended to include the herein-described land by an instrument

Recorded: December 19, 2000 as Instrument No. 2000-503507, of Official Records

4. An easement for the purpose shown below and rights incidental thereto as reserved in a document

Purpose: Restrictions and reservation of rights and easements

Recorded: December 29, 1989 as Instrument/File No. 458151 of Official Records

Affects: Said land

5. A document subject to all the terms, provisions and conditions therein contained.

Entitled: Dinah Shore Access Easement Agreement

By and between: Landmark Land Company of California, Inc., a Delaware Corporation and the Resolution Trust Corporation solely in its capacity as conservator for Oak Tree Federal Savings Bank, a National Savings Bank

Recorded: November 22, 1993 as Instrument/File Nos. 464103 and 464104, of Official Records

Reference is made to said document for full particulars.

6. A document subject to all the terms, provisions and conditions therein contained.

Entitled: Declaration of Reservations, Rights and Easements
By and between: Mission Hills Country Club, Inc., a California Corporation
Recorded: July 28, 1995 as Instrument/File No. 246056, of Official Records

Reference is made to said document for full particulars.

7. A document subject to all the terms, provisions and conditions therein contained.

Entitled: Cable Service Easement Agreement
By and between: Palm Springs 526, L.L.C., Mission Hills 126, L.L.C. and Continental
Cablevision, its successors, assigns, lessees and licensees
Recorded: September 30, 1997 as Instrument/File No. 355118 of Official
Records

Reference is made to said document for full particulars.

8. 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: November 12, 1997 as Instrument No. 413732, of Official Records
Affects: said land more particularly described therein.

9. 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: Public utility purposes
Affects: As shown on said Map.

10. Covenants, conditions and restrictions as set forth in the document

Recorded: February 23, 1998 as Instrument No. 062097, of Official Records

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.

The matters contained in a document entitled "Partial Assignment of Declarant Rights" recorded February 28, 1998 as Instrument No. 062099, of Official Records.

Reference is made to said document for full particulars.

Modification(s) of said covenants, conditions and restrictions

Recorded: February 23, 1998 as Instrument No. 062101, of Official Records

The provisions of said covenants, conditions and restrictions were extended to include the herein-described land by an instrument

Recorded: December 19, 2000 as Instrument No. 2000-503508, of Official Records

11. A document subject to all the terms, provisions and conditions therein contained.

Entitled: Domestic Water and/or Sanitation System Installation Agreement

Dated: July 27, 1998

By and between: Coachella Valley Water District, a Public Agency of the State of California and the Project at Mission Hills L.L.C.

Recorded: September 28, 1998 as instrument/File No. 413527 of Official Records

Reference is made to said document for full particulars.

12. 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: Public utilities

Recorded: February 23, 1999 as Instrument No. 068616, of Official Records

Affects: said land more particularly described therein.

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 11, 1999 as Instrument No. 258770, of Official Records

Affects: said land more particularly described therein.

14. A document subject to all the terms, provisions and conditions therein contained.

Entitled: Domestic Water and/or Sanitation System Installation Agreement

Dated: May 04, 1999

By and between: Coachella Valley Water District, a Public Agency of the State of California and the Mission Hills Project, LLC

Recorded: June 15, 1999 as Instrument/File No. 1999-263233, of Official Records

Reference is made to said document for full particulars.

15. 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: Public utilities

Recorded: August 11, 1999 as Instrument No. 1999-359681, of Official Records

Affects: said land more particularly described therein.

16. 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: May 23, 2000 as Instrument No. 2000-195563, of Official Records
Affects: said land more particularly described therein.

17. Easement, for ingress, egress, pipeline, or public utilities, and incidental purposes, as disclosed by instruments of record, affecting only the "Common Area."

18. A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby.

Amount: \$500,000.00
Dated: December 23, 2003
Trustor: Greg Hartmann, a single person
Trustee: Fidelity National Title Ins Co
Beneficiary: Wells Fargo Home Mortgage, Inc., a Corporation
Recorded: January 15, 2004 as Instrument No. 2004-0029856, of Official Records
Loan No.: Not Set Out

END OF SCHEDULE B EXCEPTIONS

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

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: 08403403 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. None of the items shown in this report will cause the Company to decline to attach CLTA Endorsement Form 100 to an ALTA Loan Policy, when issued.

NOTE NO. 6. The following information will be included in the CLTA Form 116 or ALTA Form 22-06 Endorsement to be issued pursuant to this order:

There is located on said land: A single family residence in a Planned Unit Development
Known as: 273 Loch Lomond Road, City of Rancho Mirage, California

NOTE NO. 7. There are no conveyances affecting said land recorded within 24 months of the date of this report.

NOTE NO. 8. 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. 9: 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. 10: 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:	\$4,004.37
2nd Installment:	\$4,004.37
Exemption:	\$0.00
Code Area:	017-118
Assessment No.:	673-520-035-7

NOTE NO. 11: Supplemental taxes, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the Revenue and Taxation Code, of the State of California, for the fiscal year shown below, are paid. For proration purposes the amounts are:

Fiscal year	2007 - 2008
1st Installment:	\$193.02
2nd Installment:	\$193.02
Supplemental Bill No.:	052-609-266-4

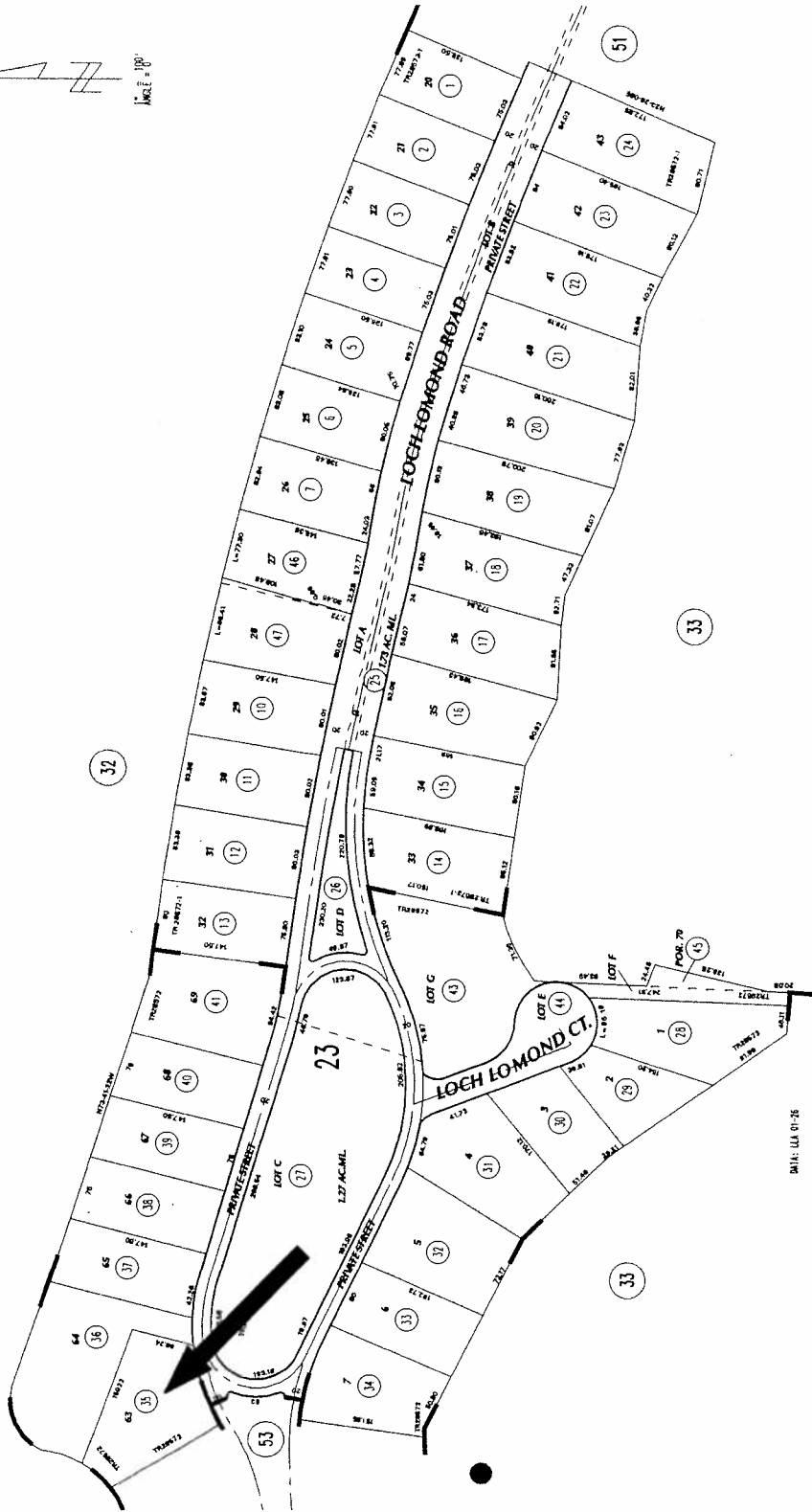
Typist: 775
Date Typed: August 6, 2008

673-52
673-33

T.R.A. 017-118
017-006

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

THIS MAP PROVIDES AN ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE ~~LOT~~ SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



JUL 10 2003

DATE	07-10-03
BY	017-118
FOR	017-006
SCALE	AS SHOWN
NO.	673-52
REV.	1
DATE	07-10-03

Jun 2003

MB 271/1-7 TRACT MAP NO 28572-1
MB 276/81-88 TRACT MAP NO 28572

ASSESSOR'S MAP 86673 PG. 52
Riverside County, Calif.

JOE

DATE: JUL 01-03