



STATE OF CALIFORNIA  
DEPARTMENT OF PARKS AND RECREATION

**NOTIFICATION OF PROPERTY TRANSFER**

TO: Ron Krueper  
Tehachapi District

DATE: AUG 12 2008

FEE  
 EASEMENT

ADDITION  
 DISPOSAL

The following described  Real Property  
 Interest in Real Property

has been transferred  To  
 From the Department of Parks and Recreation

72-6091  
Parcel History No.

District/Unit No. 900/579	Unit Name Antelope Valley Indian Museum SHP	DPR/DBP/PRG/SSL No. 13354	OREDS Parcel No. 10457
Acquisition Plan No. 29708	County Los Angeles	Land Acreage 10.00	Water Frontage N/A
Grantor Treasurer and Tax Collector of Los Angeles County			Mineral Rights Acquired by DPR
Date Recorded 5/15/2007	Recording Data Doc. #20071180762	Transfer of Jurisdiction: 5/15/2007	Certificate of Acceptance 3/15/2007
Method of Acquisition Fee <input checked="" type="checkbox"/>	Tax Deed <input type="checkbox"/> Deed <input type="checkbox"/> Gift <input type="checkbox"/> Exchange <input type="checkbox"/>	Lease <input type="checkbox"/> Condemnation <input type="checkbox"/>	Improved <input type="checkbox"/> Unimproved <input checked="" type="checkbox"/>
Established Value		State Funds Expended	
Land	\$8,055.03	Land	\$8,055.03
Improvements	N/A	Improvements	N/A
TOTAL	\$8,055.03	TOTAL	\$8,055.03

Fund Source:  
157/03, 3790-301-6029(10), reapp. 47/06, 3790-491-6029(10) = \$8,055.03

Supporting Documents (Prelim.)  
Instrument of Conveyance  Policy of Title Insurance  Surplus/Disposal Plan or Acquisition Plan  \*Encumbrances

REMARKS

APN: 3363-004-042 Project Name: TDL: County of Los Angeles

Preliminary Policy of Title Insurance only (Tax Defaulted Property Purchase).

Chapter 8 Agreement No. 2520 in lieu of Property Acquisition Agreement.

\*SEE POLICY OF TITLE INSURANCE

ACQUISITION AND REAL PROPERTY SERVICES DIVISION  
Kim L. Snyder  
Real Property Manager *[Signature]*

## PROPERTY DATA SHEET

ACQUIRING AGENCY: Department of Parks and Recreation

PARK UNIT: ANTELOPE VALLEY INDIAN MUSEUM SHP

AGENCY PARCEL NUMBERS: 13354

REAL PROPERTY NUMBER: 958

RESD PROJECT & PARCEL NUMBERS: 10457

COUNTY: Los Angeles

ASSESSOR'S PARCEL NUMBERS: 3363-004-042

PUBLIC WORKS BOARD DATE: (One-Step) 03/09/2007

PARCEL SIZE: 10.00 acres

GRANTOR: County of Los Angeles

RECORDING DATE: 05/15/2007

RECORDING NUMBER: Doc. 20071180762

INTEREST ACQUIRED: 100% fee

CONSIDERATION: \$8,055.03

FUNDING AUTHORITY: 157/03, 3790-301-6029(10)  
as reap. 47/06, 3790-491-6029(10)

ACQUISITION PLAN DRAWING NUMBER: 29708

CONTACT PERSON: Carolyn Momsen

PARCEL HISTORY NUMBER (assigned by RESD): 72-6091

# Memorandum

Date : OCT 02 2007

To : Joe D. White, Real Estate Officer  
RESD - Statewide Property Inventory

From : Department of Parks and Recreation  
Acquisition and Real Property Services Division

Subject : **Transmittal of Conveyance Documents for Statewide Property Inventory**

UNIT: Antelope Valley Indian Museum SHP REAL PROPERTY NO. 958

PROJECT: Tax Defaulted Land: County of Los Angeles

AGENCY PARCEL NO(s): 13354

TOTAL ACREAGE  
Fee: 10.00 Permit: - Leasehold: -

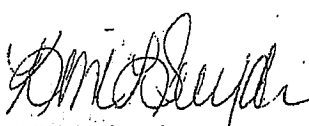
PURCHASE PRICE: \$8,055.03 GIFT VALUE: N/A

FUNDING SOURCE(s):	AMOUNT PER FUND:
<u>157/03, 3790-301-6029(10)/Prop. 40</u>	<u>\$8,055.03</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<b>TOTAL:</b>	<b><u>\$8,055.03</u></b>

ATTACHMENTS:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Original Conveyance Document                    | <input checked="" type="checkbox"/> Chapter 8 Agreement No. 2520 |
| <input checked="" type="checkbox"/> Prelim. Only Original Policy of Title Insurance | <input checked="" type="checkbox"/> Property Data Sheet          |
| <input checked="" type="checkbox"/> Map of Area Acquired                            | <input type="checkbox"/> N/A Property Acquisition Summary        |

REMARKS:  
**PLEASE RETURN A COPY OF THE REVISED PARCEL HISTORY REPORT TO THE DEPARTMENT OF PARKS AND RECREATION, ATTENTION: KIM L. SNYDER, REAL PROPERTY MANAGER, ACQUISITION AND REAL PROPERTY SERVICES DIVISION.**

  
Kim L. Snyder  
Real Property Manager  
Acquisition and Real Property  
Services Division

Attachments

# 72 - - 6091



**DEPARTMENT OF GENERAL SERVICES**  
**Executive Office**

707 Third Street • West Sacramento, CA 95605 • (916) 376-5000 • Fax (916) 376-5018 • [www.dgs.ca.gov](http://www.dgs.ca.gov)

**Date:** January 3, 2007

**To:** Carolyn Momsen  
Senior Land Agent  
Department of Parks and Recreation  
One Capitol Mall, Suite 500  
Sacramento, CA 95814

**From:** Department of General Services – Real Estate Services Division  
Professional Services Branch  
The Ziggurat, 707 Third Street, 5<sup>th</sup> Floor, West Sacramento, CA 95605

**Subject:** VALUE JUSTIFICATION MEMO

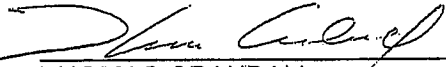
The Department of Parks and Recreation intends to purchase a tax delinquent parcel in the Antelope Valley area of Los Angeles County. The assessor parcel number is 3363-004-042 and it is classified as 10 acres of vacant desert land by the county. A preliminary title report was not available for review by this appraiser. Therefore, the availability of physical and legal access to the property, as well as existing easements and encumbrances is unknown. The property is available from the Los Angeles County Tax Collector for the price of \$7,675.10 plus other fees in the amount of \$379.93 for a total of \$8,055.03. This appraiser has been asked if the proposed purchase price of \$8,055.03 is supported. This memo consists of a desk appraisal of the subject property in order estimate a minimum value estimate. In order to estimate this minimum value, sales of surrounding properties were obtained from RealQuest. In addition, topographical maps and aerial photographs were reviewed. A sales history of the subject property was not available; however, it is currently assessed for \$42,014. Below is a tabulation of sales from the immediate area obtained from RealQuest:

Comparable Sales				
APN	Date of Sale	Sales Price	Acres	\$/Acre
3363-002-011	06/05	\$11,500	2.50	\$4,600
3363-002-019	10/06	\$41,500	10.01	\$4,146
3363-002-027	11/05	\$12,500	2.27	\$5,507
3363-003-003	08/05	\$20,000	1.25	\$16,000
3363-003-014	09/05	\$7,000	9.77	\$716
3363-003-022	09/05	\$17,500	2.39	\$7,322
3363-004-011	04/06	\$8,000	2.50	\$3,200
3363-004-019	04/06	\$7,500	2.50	\$3,000
3363-004-034	04/05	\$21,000	2.50	\$8,400
Total/Average		\$146,500	35.69	\$4,105

The client agency has requested a minimum value estimate for the subject property. There is empirical data in order to estimate this minimum value. According to USPAP, "An appraisal

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must be numerically expressed as a specific amount, as a range of numbers, or as a relationship (e.g., not more than, not less than) to a previous value opinion or numerical benchmark (e.g., assessed value, collateral value). Based on an analysis of sales, topographical maps and aerial photographs, it is the opinion of this appraiser that the value of the subject property is not less than \$8,055.03.



1/3/07

THOMAS CRANDALL

DATE

Senior Review Appraiser

California State Certification No.: AG001726

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CERTIFICATION

I certify that, to the best of my knowledge and belief:

1. The facts and data reported by the review appraiser and used in the review process are true and correct.
2. The analyses, opinions and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment is not contingent upon developing or reporting predetermined results.
6. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this review.
7. My analysis, opinions, and conclusions were developed, and this review was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. I did not make a personal inspection of the property that is the subject of this report.
9. No one provided significant professional assistance to the person signing this report.



THOMAS CRANDALL  
Senior Review Appraiser  
California State Certification No. AG001726

DATE

1/3/07

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This page is part of your document - DO NOT DISCARD



20071180762

Pages:  
003



Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

Fee: 0.00  
Tax: 0.00  
Other: 0.00  

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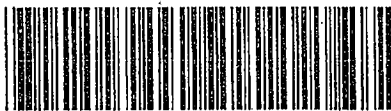
Total: 0.00

05/15/07 AT 12:22PM

674050 200705150040059 Counter

TITLE(S) : DEED

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LEAD SHEET

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

E277063

THIS FORM IS NOT TO BE DUPLICATED

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RECORDING REQUESTED BY

COUNTY OF LOS ANGELES  
DEPARTMENT OF TREASURER  
AND TAX COLLECTOR

05/15/07



20071180762

AND WHEN RECORDED MAIL TO:  
MR. WARREN E. WESTRUP, JR., CHIEF  
CALIFORNIA DEPARTMENT OF  
PARKS AND RECREATION  
ONE CAPITAL MALL, SUITE 500  
SACRAMENTO, CALIFORNIA 95814

FREE RECORDING REQUESTED PURSUANT TO GOVT CODE 6103

Document Transfer Tax - computed on full value of property conveyed \$0.00  
City Transfer Tax \$0.00

*Stanley Pedraza*  
Signature of Declarant

TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY

On which the legally levied taxes were a lien for FISCAL YEAR 1999-2000

and for nonpayment were duly declared to be in default. DEFAULT NUMBER 3363-004-042

This deed, between the Treasurer and Tax Collector of Los Angeles County ("SELLER") and

THE STATE OF CALIFORNIA, ACTING BY AND THROUGH THE DEPARTMENT OF PARKS AND RECREATION ("PURCHASER"), conveys to the PURCHASER the real property described herein which the SELLER sold to the PURCHASER BY AGREEMENT on October 10, 2006 pursuant to a statutory power of sale in accordance with the provisions of Division 1, Part 6, Chapter 8, Revenue and Taxation Code, for the sum of \$7,675.10.

No taxing agency objected to the sale.

In accordance with the law, the SELLER hereby grants to the PURCHASER that real property situated in said county, State of California, last assessed to, RENCK, CARL AND DONNA TRS ET AL  
CARL AND DONNA RENCK TRUST AND  
HUSTON, MARLE TR HUSTON TRUST

described as follows: ASSESSOR'S PARCEL NUMBER 3363-004-042

S 1/2 OF N 1/2 OF NE 1/4 OF SW 1/4 OF  
SEC 32 T 7N R 9W

STATE OF CALIFORNIA  
County of Los Angeles }ss.

MARK J. SALADINO  
TREASURER AND TAX COLLECTOR  
of the County of Los Angeles  
State of California

EXECUTED ON May 1, 2007

By *Stanley Pedraza*  
Deputy Tax Collector

On May 1, 2007 before me personally appeared JOHN MCKINNEY personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

IN WITNESS WHEREOF, I have here set my hand.

Location:  
County of Los Angeles  
Sale No. 2006A No. 1213  
Agreement No. 2520

CONNOR B. McCORMACK  
REGISTRAR-RECORDER/COUNTY CLERK  
of the County of Los Angeles  
State of California

By *Stanley Pedraza*  
Deputy County Clerk



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3

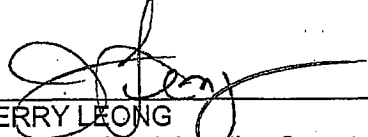
Agency: Department of Parks and Recreation  
Project: TDL: County of Los Angeles  
Agency Parcel No.: DPR No. 13354, DGS No. 10457  
APN: 3363-004-042  
County of Los Angeles

**CERTIFICATE OF ACCEPTANCE**

This is to certify that, pursuant to Sections 15853 and 27281 of the California Government Code, the interest in real property conveyed by the Tax Deed dated 5-1-07, from the COUNTY OF LOS ANGELES to the STATE OF CALIFORNIA, acting by and through the Department of Parks and Recreation is hereby accepted by the undersigned officer on behalf of the State Public Works Board pursuant to authority conferred by resolution of said Board duly adopted March 9, 2007, and the Grantee consents to the recordation thereof by its duly authorized officer.

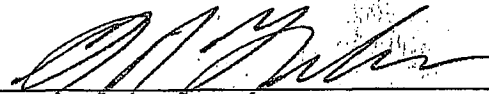
*Note to Recorder: If this certificate is for a correction deed, all corrections and/or changes to the previously recorded deed must be reviewed and accepted by the State prior to recording a correction deed. All correction deeds require a new Certificate of Acceptance dated subsequent to recordation of the original deed or the most recent correction deed, if any.*

**Accepted** STATE OF CALIFORNIA  
State Public Works Board

By:   
JERRY LEONG  
Assistant Administrative Secretary

Dated: 3/14/07

**Approved** DEPARTMENT OF PARKS AND  
RECREATION

By:   
STEPHEN R. LEHMAN, Deputy Director  
Acquisition and Development

Dated: 3/13/07

**Approved** DIRECTOR, DEPARTMENT OF  
GENERAL SERVICES

By:   
JAMES S. MARTIN, Assistant Chief  
Real Property Services Section

Dated: 3-15-07

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"Amended"



**First American Title Insurance Company**  
**National Commercial Services**  
520 N Central Avenue, 8th Floor  
Glendale, CA 91203

December 12, 2006

Carolyn Momsen  
Department of Parks & Recreation  
Office of Acquisition & Real Property Services  
1 Capitol Mall, Suite 500  
Sacramento, CA 95814-3245  
Phone: (916)445-9118

Customer Reference: APN 3363-004-042

Title Officer: Nora Manuel  
Phone: (800)668-4853  
Fax No.: (818)698-6565  
E-Mail: nmanuel@firstam.com

Borrower:

Property: Vacant Land, Lancaster, 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 of said Policy or Policies are set forth in Exhibit A attached. 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.

*First American Title Insurance Company*

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Dated as of November 30, 2006 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:

Jim Hunsaker, as to an undivided 25 percent interest; Robert Hunsaker, as to an undivided 25 percent interest; Merle E. Huston, Trustee of the Merle E. Huston Living Trust dated June.22, 1993, and all successor trustees, as to an undivided 25 percent interest, and Carl R. Renck and Donna M. Renck, Trustees of the Carl R. Renck and Donna M. Renck Family Trust dated May 8, 1997, as to an undivided 25 percent interest.

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

A fee.

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 2007-2008, a lien not yet due or payable.

This item will be effective as of January 1, 2007.

2. General and special taxes and assessments for the fiscal year 2006-2007.

First Installment:	\$298.53, OPEN
Penalty:	\$0.00
Second Installment:	\$298.52, OPEN
Penalty:	\$0.00
Tax Rate Area:	09820
A. P. No.:	3363-004-042

3. The lien of defaulted taxes for the fiscal year 1999-2000 (REGULAR), and any subsequent delinquencies.  
Tax Rate Area: 09820  
A. P. No.: 3363-004-042  
Amount to redeem: \$7,192.71  
Valid through: December 31, 2006  
Amount to redeem: \$7,250.03  
Valid through: January 31, 2007.
4. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
5. The fact that the property herein described is subject to imminent sale for non-payment of property taxes as disclosed by the Los Angeles County 2006-2007 Tax Roll.  
  
Assessor's Parcel Number: 3363-004-042  
Auction ID: 2006A  
Item Number: 1213  
Deeded Year: 2005  
Deeded Fees: \$558,00
6. Water rights, claims or title to water, whether or not shown by the public records.
7. The terms and provisions contained in the document entitled "Declaration and Grant of Easements" recorded September 17, 1970 as Instrument No. 2261 of Official Records.
8. The terms and provisions contained in the document entitled "Declaration and Grant of Easements" recorded January 20, 1972 as Instrument No. 1941 of Official Records.
9. An easement for ingress, egress and public utility and incidental purposes in the document recorded December 7, 1982 as Instrument No. 82-1219596 of Official Records.
10. A notice of power to sell tax defaulted property dated (not shown) executed by the county tax collector for non-payment of delinquent taxes recorded July 28, 2005 as Instrument No. 05-1794655 of Official Records.
11. Any adverse effect or failure of title as a result of the property being sold for taxes.

### INFORMATIONAL NOTES

1. 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
2. We find no open deeds of trust. Escrow please confirm before closing.
3. Short term rate applies.
4. 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. 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. 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. 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-I), 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. 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 18500.5 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 unincorporated area, County of Los Angeles, State of California, described as follows:

The South half of the North half of the Northeast quarter of the Southwest quarter of Section 32, Township 7 North, Range 9 West, San Bernardino Meridian, according to the Official Plat thereof.

APN: 3363-004-042



**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](http://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.

**EXHIBIT A**  
**LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)**

**1. CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990**  
**SCHEDULE B**

**EXCEPTIONS FROM COVERAGE**

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

1. Taxes or assessments which 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. Proceedings by a public agency which may result in taxes or assessments, or notice 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 which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are 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.

**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 which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.  
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
  - (a) whether or not recorded in the public records at Date of Policy, but 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; or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable "doing business" laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which 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, which arises out of the transaction vesting in the insured the estate or interest insured by their policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

**2. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY FORM B - 1970**  
**SCHEDULE OF EXCLUSIONS FROM COVERAGE**

1. Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions of area of the land, or the effect of any violation of any such law, ordinance or governmental regulation.
2. Rights of eminent domain or governmental rights of police power unless notice of the exercise of such rights appears in the public records at Date of Policy.
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 and not shown by the public records but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest insured by this policy and not disclosed in writing by the insured claimant to the Company prior to the date such insured claimant became an insured hereunder; (c) resulting in no loss or damage to the insured claimant; (d) attaching or

created subsequent to Date of Policy; or (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.

**3. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY FORM B - 1970  
WITH REGIONAL EXCEPTIONS**

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 2 above are used and the following exceptions to coverage appear in the policy.

**SCHEDULE B**

This policy does not insure against loss or damage by reason of the matters shown in parts one and two following:

**Part One**

1. Taxes or assessments which 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.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

**4. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1970  
WITH A.L.T.A. ENDORSEMENT FORM 1 COVERAGE  
SCHEDULE OF EXCLUSIONS FROM COVERAGE**

1. Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law ordinance or governmental regulation.
2. Rights of eminent domain or governmental rights of police power unless notice of the exercise of such rights appears in the public records at Date of Policy.
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 and not shown by the public records but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest insured by this policy or acquired the insured mortgage and not disclosed in writing by the insured claimant to the Company prior to the date such insured claimant became an insured hereunder, (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy (except to the extent insurance is afforded herein as to any statutory lien for labor or material or to the extent insurance is afforded herein as to assessments for street improvements under construction or completed at Date of Policy).
4. Unenforceability of the lien of the insured mortgage because of failure of the insured at Date of Policy or of any subsequent owner of the indebtedness to comply with applicable "doing business" laws of the state in which the land is situated.

**5. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1970  
WITH REGIONAL EXCEPTIONS**

When the American Land Title Association Lenders Policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy, the exclusions set forth in paragraph 4 above are used and the following exceptions to coverage appear in the policy.

**SCHEDULE B**

This policy does not insure against loss or damage by reason of the matters shown in parts one and two following:

**Part One**

1. Taxes or assessments which 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.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

**6. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1992  
WITH A.L.T.A. ENDORSEMENT FORM 1 COVERAGE  
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 which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy; (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters:
  - (a) whether or not recorded in the public records at Date of Policy, but 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 (except to the extent that this policy insures the priority of the lien of the insured mortgage over any statutory lien for services, labor or material or the extent insurance is afforded herein as to assessments for street improvements under construction or completed at date of policy); or
  - (e) resulting in loss or damage which 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 the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable "doing business" laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which 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 statutory lien for services, labor or materials (or the claim of priority of any statutory lien for services, labor or materials over the lien of the insured mortgage) arising from an improvement or work related to the land which is contracted for and commenced subsequent to Date of Policy and is not financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance.
7. Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
  - (i) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or
  - (ii) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination; or
  - (iii) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure:
    - (a) to timely record the instrument of transfer; or
    - (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

**7. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1992  
WITH REGIONAL EXCEPTIONS**

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 6 above are used and the following exceptions to coverage appear in the policy.

**SCHEDULE B**

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

1. Taxes or assessments which 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.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

**8. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY - 1992**

*First American Title Insurance Company*

**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 which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.  
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
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; or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
4. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
  - (i) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or
  - (ii) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure:
    - (a) to timely record the instrument of transfer; or
    - (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

**9. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY - 1992  
WITH REGIONAL EXCEPTIONS**

When the American Land Title Association policy is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 8 above are used and the following exceptions to coverage appear in the policy.

**SCHEDULE B**

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

1. Taxes or assessments which 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.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

**10. AMERICAN LAND TITLE ASSOCIATION RESIDENTIAL  
TITLE INSURANCE POLICY - 1987  
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:
 

* land use	* land division
* improvements on the land	* 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:

*First American Title Insurance Company*

- \* a notice of exercising the right appears in the public records on the Policy Date
  - \* 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:
- \* that are created, allowed, or agreed to by you
  - \* that are known to you, but not to us, on the Policy Date - unless they appeared in the public records
  - \* that result in no loss to you
  - \* 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:
- \* to any land outside the area specifically described and referred to in Item 3 of Schedule A, or
  - \* in streets, alleys, or waterways that touch your land
- This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

**11. EAGLE PROTECTION OWNER'S POLICY**

**CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE - 1998  
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE - 1998**

Covered Risks 14 (Subdivision Law Violation), 15 (Building Permit), 16 (Zoning) and 18 (Encroachment of boundary walls or fences) are subject to Deductible Amounts and Maximum Dollar Limits of Liability

**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 ordinances, laws and regulations concerning:
 

a. building	b. zoning
c. land use	d. improvements on the land
e. land division	f. environmental protection

This exclusion does not apply to violations or the enforcement of these matters if notice of the violation or enforcement appears in the Public Records at the Policy Date.  
This exclusion does not limit the coverage described in Covered Risk 14, 15, 16, 17 or 24.
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 apply to violations of building codes if notice of the violation appears in the Public Records at the Policy Date.
3. The right to take the Land by condemning it, unless:
  - a. a notice of exercising the right appears in the Public Records at the Policy Date; or
  - b. the taking happened before the Policy Date and is binding on You if You bought the Land without Knowing of the taking.
4. Risks:
  - a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
  - b. that are Known to You at the Policy Date, but not to Us, unless they appear 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.d, 22, 23, 24 or 25.
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 18.

**12. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1992 WITH A.L.T.A. ENDORSEMENT FORM 1 COVERAGE  
WITH EAGLE PROTECTION ADDED**

**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 which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the Land; (iii) a separation in ownership or a change in the dimensions or area of the Land or any parcel of which the Land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the Land has been recorded in the Public Records at Date of Policy. This exclusion does not limit the coverage provided under insuring provisions 14, 15, 16 and 24 of this policy.  
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at Date of Policy. This exclusion does not limit the coverage provided under insuring provisions 14, 15, 16 and 24 of this policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the Public Records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without Knowledge.
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 (this paragraph (d) does not limit the coverage provided under insuring provisions 7, 8, 16, 17, 19, 20, 21, 23, 24 and 25); or
  - (e) resulting in loss or damage which 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 the Insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable doing business laws of the state in which the Land is situated.
5. Invalidity or unenforceability of the lien of the Insured Mortgage, or claim thereof, which arises out of the transaction evidenced by the Insured Mortgage and is based upon:
  - (a) usury, except as provided under insuring provision 10 of this policy; or
  - (b) any consumer credit protection or truth in lending law.
6. Taxes or assessments of any taxing or assessment authority which become a lien on the Land subsequent to Date of Policy.
7. Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
  - (a) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or
  - (b) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination; or
  - (c) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure:
    - (i) to timely record the instrument of transfer; or
    - (ii) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.
8. 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 limit the coverage provided under insuring provision 7.
9. Lack of priority of the lien of the Insured Mortgage as to each and every advance made after Date of Policy, and all interest charged thereon, over liens, encumbrances and other matters affecting title, the existence of which are Known to the Insured at:
  - (a) The time of the advance; or
  - (b) The time a modification is made to the terms of the Insured Mortgage which changes the rate of interest charged, if the rate of interest is greater as a result of the modification than it would have been before the modification.
 This exclusion does not limit the coverage provided under insuring provision 7.

#### SCHEDULE B

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

1. Environmental protection liens provided for by the following existing statutes, which liens will have priority over the lien of the Insured Mortgage when they arise: NONE.

#### 13. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY - 1992 WITH EAGLE PROTECTION ADDED WITH REGIONAL EXCEPTIONS

When the American Land Title Association loan policy with EAGLE Protection Added is used as a Standard Coverage Policy and not as an Extended Coverage Policy the exclusions set forth in paragraph 12 above are used and the following exceptions to coverage appear in the policy.

#### SCHEDULE B

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

1. Taxes or assessments which 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.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

*First American Title Insurance Company*

3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

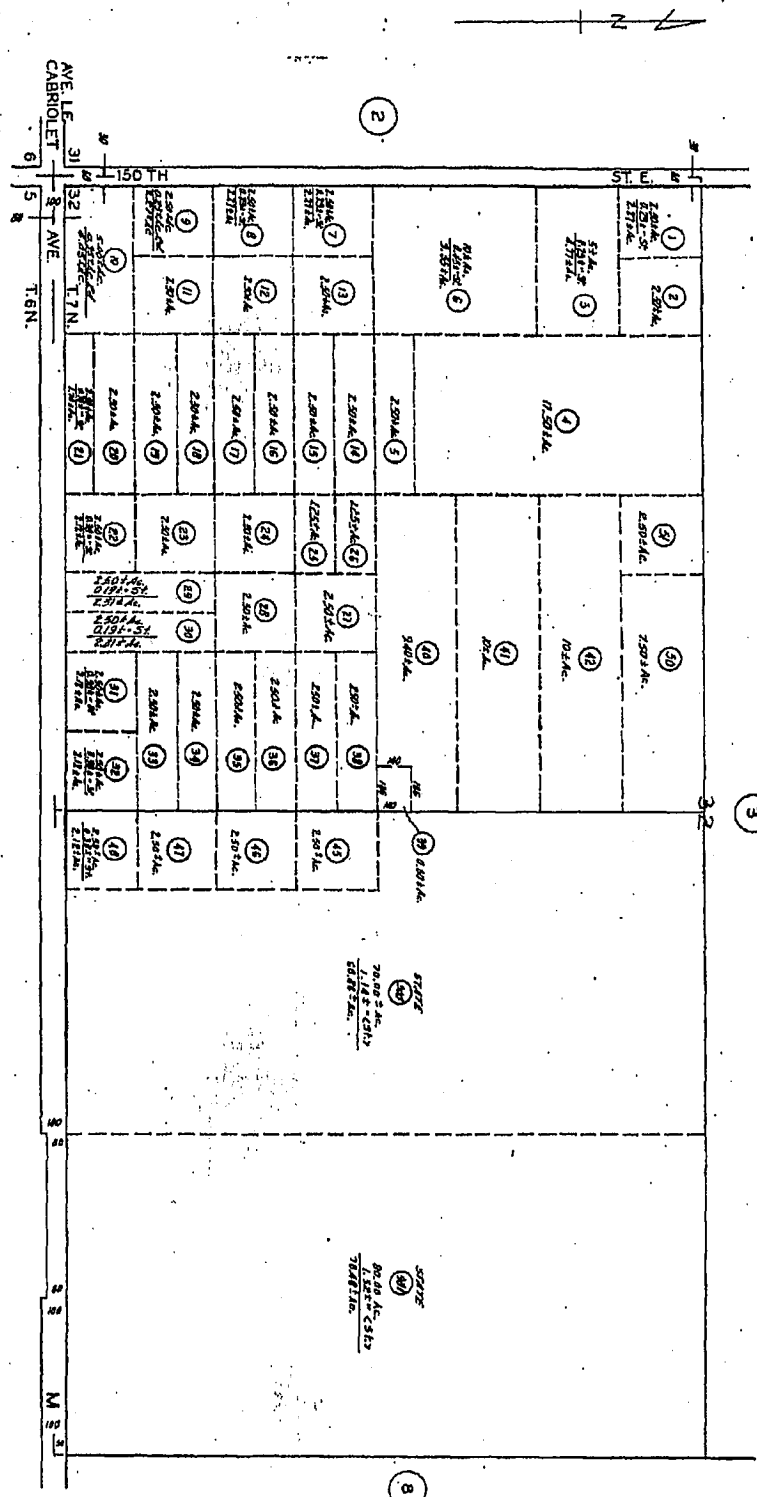
Part Two:

1. Environmental protection liens provided for by the following existing statutes, which liens will have priority over the lien of the Insured Mortgage when they arise: NONE



363 4  
 ALE I. = 400'

Description: Los Angeles, CA Assessor Map 3363, 4 Page: 1 of 1  
 Order: rutilh Comment:



CODE  
 9820

FOR PREV. ASSWMT SEE  
 3181 - M & L 5

T 7 N, R. 9 W.

BK.  
 3169

ASSESSOR'S MAP  
 COUNTY OF LOS ANGELES, CALIF.

PREPARED BY  
 8005050504-35

72--6091

SEP 17 1970

2261

RECORDING REQUESTED BY

G. E. Henderson  
509 N. Ave. J  
Lancaster, Ca 93534

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CALIF.  
40  
Page 11 AM SEP 17 1970  
RAY E. LEE, Registrar/Recorder

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DECLARATION AND GRANT OF EASEMENTS

FEE  
\$2.50  
2 M

Declaration and Grant of Easements made this 4th day of August  
1970 by Eben E. Gooding & Hazel E. Gooding

WITNESSETH:

Whereas Eben E. Gooding & Hazel E. Gooding, hereinafter referred to as OWNER, is the owner of real property situated in the County of Los Angeles, State of California, and on the attached map and by this reference made a part hereof.

Whereas OWNER is desirous of dividing said property into 12 parcels of land.

Whereas in accordance with Article 12, Civil Code, 4478, the Subdivision Ordinance, it is necessary as part of a rational plan of development to provide a means of ingress and egress over certain areas of the land shown on said map.

Whereas as a part of said plan of development, it is desired that said means of ingress and egress be an easement appurtenant to all other land in Section 12, T. 7 N., R. 9 W. together with the right of said OWNER to dedicate to the public all or any part of said easements.

Now, therefore, OWNER, in consideration of the benefits derived by approval of this final map by the County of Los Angeles, does hereby declare the strips of land shown on said map attached hereto, to be easements for road purposes and to be appurtenant to all land in said Section 12, T. 7 N., R. 9 W. and by these presents does hereby grant said easements to all owners, their heirs, assigns and assigns forever. And said OWNER, by this instrument, does hereby declare that the easements shown on said map attached hereto have been recorded in the office of the County Recorder of Los Angeles County, California, and that the same are a portion of said Section 12, T. 7 N., R. 9 W. of an acceptance of said easements.

OWNER hereby declares its intention with the understanding that in the event a final tract map or parcel map is prepared by the County Recorder over any portion of this division, dedicating to the public, easements and highways for said map which are accepted by the County of Los Angeles, this declaration regarding said lands are affected by said final tract map or parcel map, and all the intent of any other act.

Eben E. Gooding Hazel E. Gooding

*Eben E. Gooding Hazel E. Gooding*  
SIGNATURE

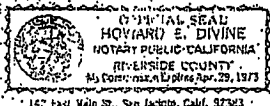
(Individual)

STATE OF CALIFORNIA  
COUNTY OF Riverside

Do August 17, 1970 before me, the undersigned, a Notary Public in and for said State, personally appeared Eben E. Gooding & Hazel E. Gooding

known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes and consideration therein expressed.

WITNESS my hand and official seal this 17th day of August, 1970.  
Howard E. Divine



SEP 17 1970

2261

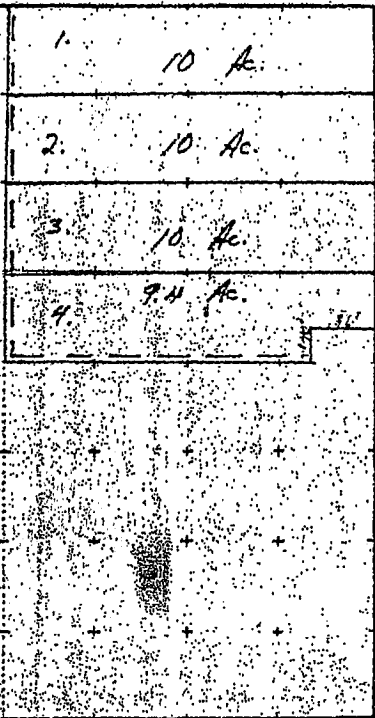
SEP 17 1970

2 02 2

CERTIFICATE OF EXCEPTION NO. 22624  
PLOT PLAN MAP

Section 32  
Township 7N  
Range 9W

SW/4



SEP 17 1970

Name of Applicant: *Eben E. Gooding*  
Prepared by: *G.R. Henderson*

The Regional Planning Commission

County of Los Angeles

Signature: *Howard E. Diving*  
Name (Typed or Printed): **HOWARD E. DIVING**

RIVERSIDE COUNTY  
By: *[Signature]*  
16 1st Ave St., San Jacinto, Calif. 92583

22624

JAN 20 1972

C.E. 13400

RECORDING REQUESTED BY

1941

AND WHEN RECORDED MAIL TO

Rouse, Walters, Libby  
1731 South Euclid, Suite B  
Anaheim, California 92802

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CALIF.  
1 Min. 9 A.M. JAN 20 1972  
Registrar-Recorder

SPACE ABOVE THIS LINE FOR RECORDER'S USE

FEE \$3.00 3T

DECLARATION AND GRANT OF EASEMENTS

This Declaration and Grant of Easements made this 15th day of October  
is 71 by Lloyd Rouse, Allen Walters, Connie Walters, Gene Libby, Arlene Libby  
(owner's name)

WITNESSETH:  
Lloyd Rouse, Allen Walters, Connie Walters,  
Whereas Gene Libby and Arlene Libby hereinafter referred to  
(owner's name)  
as OWNER, is the owner of real property situated in the County of Los Angeles, State of California,  
shown on the attached map and by this reference made a part hereof.

Whereas OWNER is desirous of dividing said property into 2 parcels of land,  
and

Whereas in accordance with Article 12, Ord. 4478, the Subdivision Ordinance, it is  
necessary as part of a uniform plan of development to provide a means of ingress and egress over  
certain areas of the land shown on said map,  
and

Whereas as a part of said plan of development, it is desirous that said means of ingress and  
egress serve as an appurtenant easement to all other land in Sec. 32, T. 7 N, R. 9 W  
together with the right of said OWNER to dedicate to the public all or any part of said easements.

Now, therefore, OWNER, in consideration of the benefits derived by approval of this land  
division by the County of Los Angeles, does hereby declare the strips of land shown on said map,  
attached hereto, to be easements for road purposes and to be appurtenant to all land in said  
Sec. 32, and by these presents does hereby grant said easements to all owners, their heirs,  
successors and assigns in said Sec. 32 as said owners' fee interests appear of record, the  
vesting of title to said easements to take effect upon recording in the office of the County Recorder  
by any fee owner of a portion of said Sec. 32 of an acceptance of said easements.

OWNER makes this declaration with the understanding that in the event a final tract map or  
parcel map is caused to be filed with the County Recorder over any portion of this division, dedicating  
or deeding to public use streets and highways for said map which are accepted by the County of Los  
Angeles, this declaration insofar as said lands are affected by said final tract map or parcel map,  
shall no longer be of any force or effect.

Lloyd Rouse, Allen Walters, Connie  
Walters, Gene Libby, Arlene Libby

Printed Name (owner)  
x Arlene Libby  
Signature  
x Allen Walters  
Signature

(Individual)

STATE OF CALIFORNIA  
COUNTY OF Orange

SS.

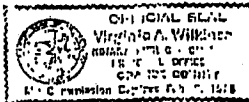
On Nov. 14, 1971 before me, the undersigned, a Notary Public in and for said  
State, personally appeared Gene Libby & Arlene Libby

known to me

to be the person S whose name S subscribed  
to the within instrument and acknowledged that they  
executed the same.

WITNESS my hand and official seal.

Signature Virginia A. Wilkinson  
Virginia A. Wilkinson  
Name (Typed or Printed)



(This area for official notarial seal)

762199

JAN 20 1972

1941

JAN 20 1972

State of Nebraska ss  
County of Holt

On Jan 20, 1972 before me, the undersigned, a Notary Public  
in and for said State, personally appeared

Mrs. Walter, Connie Walter  
and Fred House

, known to me to be the persons whose names are subscribed to the within  
instrument and acknowledged that they executed the same.

Witness my hand and official seal.

Charles E. Faulstich  
Notary Public

Mar 24, 1973  
My commission expires



JAN 20 1972

1941

JAN 20 1972

CAL 13400

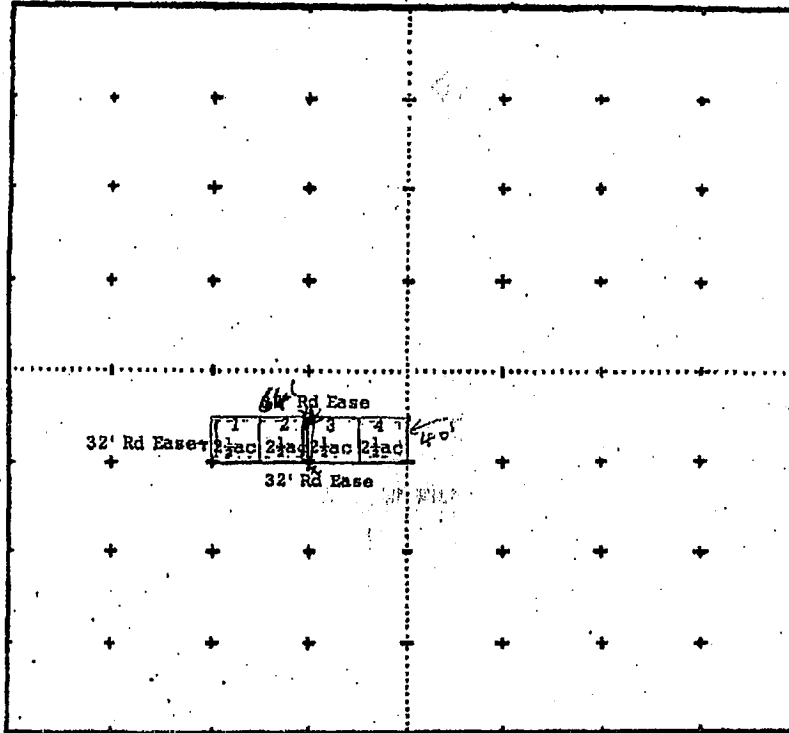
CERTIFICATE OF EXCEPTION NO. \_\_\_\_\_

PLOT PLAN MAP

Section: 32, SW 1/4

Township: 7 N

Range: 9 W



JAN 20 1972

Name of Applicant: Lloyd Rouse, Allen Walters, Connie Walters, Gene Libby, Arlene Libby

Prepared by: Gene I. Libby

The Regional Planning Commission

County of Los Angeles

1941

82-1219596

RECORDING REQUESTED BY  
  
WHEN RECORDED MAIL TO  
BLANCHE E. HUNSAKER  
c/o Cox & Warren, Attorneys at Law  
41555 E. Florida Ave., Suite D  
Hemet, California 92343

RECORDED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
11 MIN. 9 A.M. DEC 7 1982  
PAST.

SURVEY MONUMENT FEE \$10. CODE 99

SPACE ABOVE THIS LINE FOR RECORDER'S USE  
City: Unincorporated

TS #2-512/VK  
DOCUMENTARY TRANSFER TAX \$ 0  
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED  
OR COMPUTED ON FULL VALUE LESS LIENS AND  
ENCUMBRANCES EXISTING AT TIME OF SALE.  
*Virginia Keys* as agent for  
WESTERN MUTUAL CORPORATION

FEE  
\$4  
R

The undersigned grantor declares:  
1. The dollar basis was \$15,827.21 the recording beneficiary.  
2. The amount of the unpaid debt together with costs was \$15,827.21  
3. The amount paid by the grantee of the taxable sale was \$15,827.21  
4. The documentary transfer tax is 0  
5. Said property is in (X) unincorporated area: ( ) City of \_\_\_\_\_

TRUSTEE'S DEED

Code No.: 9820  
Parcel No.: 3363-14-83

Executed by WESTERN MUTUAL CORPORATION, a corporation, and herein called trustee, To  
BLANCHE E. HUNSAKER, a single woman  
herein called grantee.

The deed of trust hereinafter referred to, executed by  
HAROLD D. MC NAUGHTON and HELEN H. MC NAUGHTON, husband and wife as joint tenants

was recorded on September 30, 1970 as document number 367 in book T6753 page 579  
Official Records of Los Angeles County, State of California, by this deed, this county and state will  
be referred to as "said county and state." The deed of trust was made to secure obligations stated therein and the payment  
of a note or notes for the total sum recited on the face of the deed of trust, with interest, and to secure any other money  
or obligations, the repayment of which was secured by that deed of trust.

Default occurred as set forth in a notice of default and election to sell under said deed of trust, which notice of default  
was recorded in book -- page 82-607539 of official Records of said county and state.

Trustee has complied with all requirements of law regarding the giving of notice. After three months elapsed from the  
recording of said notice of default, trustee posted a written notice of the time and place of sale in a public place where said  
property was to be sold; caused publication of said notice in the AV Daily Ledger-Gazette  
published at Lancaster California, a newspaper of general circulation printed and published in the city  
or judicial district in which said property or part of thereof is situated; and by posting a copy of said notice of sale on the  
real property described in said deed of trust, as required by law. The posted notices and the published notice contained the  
description of the property to be sold.

Said publication and posting continued for a period not less than 20 days prior to the date of sale contained in said notice  
and thereafter Trustee offered the property described in said deed of trust for sale at public auction on Friday  
November 5 1982 at 11:15 am o'clock at the front entrance to Suite 201 (Second  
Floor), 1028 North Lake Ave., Pasadena, California in said county and state.

Trustee sold said property, which is hereinafter described, according to law, to the grantee above named for \$ 15,827.21  
subject, however, to all prior liens and encumbrances. Said grantee was the highest bidder for said property. No person offered  
to take any part of said property for the amount of principal, interest, advances, and costs.

1. consideration of the foregoing recitals and \$ 15,827.21 paid to trustee by grantor, trustee by power vested  
in it by said deed of trust, does hereby grant, bargain, sell and convey, but without warranty of title, to grantee, all that cer-  
tain real property situate in said County and State, described as follows: Parcel 2: The South half of the  
North half of the Northeast quarter of the Southwest quarter of Section 32, Township 7  
North, Range 9 West, S88M, according to the official plat thereof, RESERVING therefrom an  
easement for ingress, egress, and public utility purposes for use in common with others over  
the West 32 feet of said land.

without covenant or warranty, express or implied, to, and to the title to said property or any encumbrance thereon.

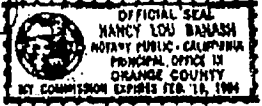
RECORDER'S NOTICE  
POOR RECORD IS DUE TO  
QUALITY OF ORIGINAL DOCUMENT

STATE OF CALIFORNIA }  
COUNTY OF Orange } SS.

Dated November 5, 1982

On December 3, 1982 before me, the undersigned, a Notary Public in and for said State, personally appeared Patricia J. Goplen Vice known to me to be the Virginia Keys known to me to be the Assistant Secretary of the Corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the Corporation therein named and acknowledged to me that such Corporation executed the within instrument pursuant to its by laws or a resolution of its board of directors.  
Witness my hand and official seal  
Nancy Lou Bahash  
1982 Nov 5

WESTERN MUTUAL CORPORATION  
*Patricia J. Goplen* Vice President  
*Virginia Keys* Assistant Secretary  
Mail to: Statement to RETURN ADDRESS ABOVE



This page is part of your document - DO NOT DISCARD

05 1794655

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA

8:04 AM JUL 28 2005

TITLE(S) : \_\_\_\_\_



LEAD SHEET

FEE

FREE 1 N

D.T.T.

CODE  
20

CODE  
19

CODE  
9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

THIS FORM IS NOT TO BE DUPLICATED

Description: Los Angeles, CA Document-Year.DocID 2005.1794655 Page: 1 of 2  
Order: 268210 Comment:



Recording Requested By

COUNTY OF LOS ANGELES  
DEPARTMENT OF TREASURER  
AND TAX COLLECTOR

And When Recorded Mail to

TREASURER AND TAX COLLECTOR  
SECURED PROPERTY TAX DIVISION  
TAX-DEFAULTED LANDS  
225 N. HILL STREET, RM 126  
LOS ANGELES, CA 90012

05 1794655

2

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2000  
for the nonpayment of delinquent taxes in the amount of \$ 515.92  
for the fiscal year 1999-2000. Default Number 3363 004 042

Notice is hereby given by the Treasurer and Tax Collector of Los Angeles County that five or more years have elapsed since the duty assessed and legally levied taxes on the property described herein were declared in default and that the property is subject to sale for nonpayment of taxes and will be sold unless the amount required to redeem the property is paid to the Treasurer and Tax Collector of said County before sale. The real property subject to this notice is assessed to RENCK, CARL AND DONNA TRS ET AL

CARL AND DONNA RENCK TRUST AND HUSTON, MARLE TR HUSTON TRUST

and is situated in said county, State of California, described as follows. 3363 004 042  
(Assessor's Parcel Number)

S 1/2 OF N 1/2 OF NE 1/4 OF SW 1/4 OF  
SEC 32 T 7N R 9W

MARK J. SALADINO,  
TREASURER AND TAX COLLECTOR  
of the County of Los Angeles,  
State of California

STATE OF CALIFORNIA } ss.  
County of Los Angeles

By John McKinney  
Deputy Tax Collector

On JULY 29, 2005, before me personally appeared JOHN MCKINNEY personally known to me (or proved to me on the basis of satisfactory evidence) to be the perso (s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument. IN WITNESS WHEREOF, I have here set my hand

Sale No. 2006A

CONNOR B. McCORMACK  
REGISTRAR-RECORDER/COUNTY CLERK  
of the County of Los Angeles,  
State of California

By Conita Hopson  
Deputy County Clerk



# VESTING

RECORDING REQUESTED BY AND MAIL TO

COX, WARREN & DONNELLY  
A PROFESSIONAL CORPORATION,  
ATTORNEYS AT LAW  
808 EAST FLORIDA AVENUE  
HEMET, CALIFORNIA 92343  
TELEPHONE (714) 882-1420

86- 817826

FILED  
RIVERSIDE COUNTY

JUN 05 1986

RECORDED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA

1 MIN. 9 A.M. JUN 30 1986  
PAST.

FEE \$ 15.<sup>00</sup> 1

Attorneys for Executor

SUPERIOR COURT OF THE STATE OF CALIFORNIA  
FOR THE COUNTY OF RIVERSIDE

11	Estate of	)	NO. 49549	HEMET SESSION
12		)		
13	BLANCHE E. HUNSAKER	)	JUDGMENT SETTLING FIRST AND FINAL	ACCOUNT AND REPORT OF EXECUTOR, ALLOW-
14	Deceased	)	ING ATTORNEY'S STATUTORY FEE AND FEE	FOR EXTRAORDINARY SERVICES; ALLOWING
15		)	EXECUTOR'S STATUTORY COMMISSION AND	FEE FOR EXTRAORDINARY SERVICES; AND
16		)	OF FINAL DISTRIBUTION OF THE ESTATE	WITH RESERVE FOR CLOSING EXPENSES

The petition for final distribution and payment of Executor's commission and attorney's fees of DONNA RENCK, personal representative, came on regularly for hearing of the petition by the court this date, May 22, 1986. Petitioner appeared by COX & DONNELLY, her counsel.

On evidence given to the satisfaction of the court, the court makes the following findings:

1. Notice of the time and place for hearing has been duly given as required by law.
2. Notice to creditors has been published in the manner and for the period prescribed by law.
3. More than four months have elapsed since Letters Testamentary were first issued, and the period for filing or presenting

COX & DONNELLY  
A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW  
608 EAST FLORIDA AVENUE  
HERNET, CALIFORNIA 92343  
TELEPHONE (714) 981-1400

1 claims against the estate has expired.

2 4. All claims filed or presented against the estate have  
3 been paid.

4 5. No federal estate tax return has been made or filed for  
5 this estate because the estate was not sufficient to require  
6 such a return, and no federal estate tax is due.

7 6. No federal or California State income taxes are due or  
8 payable in this estate.

9 7. California federal and state fiduciary income tax re-  
10 turns were prepared and filed by the Executor for the period  
11 May 6, 1984 through April 30, 1985. The Executor will prepare  
12 and file California federal and state fiduciary income tax returns  
13 for the period May 1, 1985 through date of closing.

14 8. No personal property taxes are due in the estate.

15 9. No notice pursuant to Section 700.1 is required.

16 10. The estate is in a condition to be closed. All debts and  
17 all expenses of administration except Executor's commission and  
18 attorney's fees have been paid.

19 11. DONNA RENCK, as personal representative, is entitled  
20 to a statutory commission of \$3,516.87, and extraordinary com-  
21 pensation of \$5,000.00.

22 12. COX & DONNELLY, as attorneys for the personal represneta-  
23 tive, are entitled to a statutory fee of \$3,516.87, and extra-  
24 ordinary compensation of \$1,820.00.

25 13. The property in the estate should be distributed as here-  
26 inafter ordered.

27 14. All allegations of the petition not specifically included  
28 in the foregoing findings are true.

COX & DONNELLY  
A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW  
808 EAST FLORIDA AVENUE  
HERNET, CALIFORNIA 91343  
TELEPHONE (714) 352-1400

1 IT IS ORDERED, ADJUDGED, AND DECREED that:  
2 1. The report of DONNA RENCK as personal representative  
3 of the estate of BLANCHE E. HUNSAKER, deceased, is approved and  
4 all acts and transactions of the personal representative relating  
5 to the matters in the report are ratified and confirmed.  
6 2. DONNA RENCK, as personal representative of the estate of  
7 BLANCHE E. HUNSAKER, deceased, is authorized to withhold \$1,000.00  
8 from distribution for tax contingencies and closing costs.  
9 3. DONNA RENCK, as personal representative of the estate is  
10 allowed \$3,516.87 as a statutory commission for her services and  
11 \$5,000.00 as extraordinary compensation and is ordered to with-  
12 draw those sums from the funds of the estate.  
13 4. COX & DONNELLY, as attorneys for the personal representative  
14 of the estate are allowed \$3,516.87 as statutory fees and \$1,820.00  
15 as extraordinary compensation and DONNA RENCK, as personal represen-  
16 tative, is ordered to withdraw said sums from the funds of the  
17 estate and to pay it to COX & DONNELLY.  
18 5. The property in the estate, listed on the Schedule of  
19 Distribution attached hereto and incorporated herein by reference,  
20 shall be distributed as set forth therein.  
21 6. All other property of decedent not distributed hereinabove  
22 whether described herein or not, is to be distributed as follows:

23	Jim Hunsaker	25%
24	Robert Hunsaker	25%
25	Merle Huston	25%
26	Donna Renck	25%

86- 817826

27 Dated: JUN 5 1985

GORDON R. BURKHART  
Judge of the Superior Court

Entered on date filed  
Judgment Book 447 Page 391

4

SCHEDULE OF DISTRIBUTION

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Estate of BLANCHE E. HUNSAKER, Deceased

Assets on hand per first and final account \$103,674.30

Less: Attorney's statutory fee \$3,516.87  
Attorney's extraordinary fee 1,820.00  
Executor's statutory commission 3,516.87  
Executor's extraordinary fee 5,000.00  
Reserve for closing 1,000.00 14,853.74

Net distributable estate \$ 88,820.56

DISTRIBUTION:

To: JIM HUNSAKER

1. 25% interest in:

10 acres of unimproved real property located in the Lancaster area of Los Angeles County, California, more particularly described as:

The South half of the North half of the Northeast quarter of the Southwest quarter of Section 32, Township 7 North, Range 9 West, SBBM, according to the official plat thereof.

RESERVING therefrom an easement for ingress, egress, and public utility purposes for use in common with others over the West 32 feet of said land. \$ 3,750.00

2. 25% of residue cash 18,455.14

To: ROBERT HUNSAKER

25% interest in:

86- 817826

1. 10 acres of unimproved real property located in the Lancaster area of Los Angeles County, California, more particularly described as:

The South half of the North half of the Northeast quarter of the Southwest quarter of Section 32, Township 7 North, Range 9 West, SBBM, according to the official plat thereof.

COX & DONNELLY  
A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW  
3000 WILSON AVENUE  
HERNET, CALIFORNIA 92545  
TELEPHONE (714) 832-1800

1 Schedule of Distribution, continued  
 2 Estate of BLANCHE E. HUNSAKER, Deceased  
 3  
 4 RESERVING therefrom an easement for ingress,  
 5 egress, and public utility purposes for use  
 6 in common with others over the West 32 feet  
 7 of said land. \$ 3,750.00  
 8 2. 25% of residue cash 18,455.14  
 9 To: MERLE HUSTON  
 10 25% interest in:  
 11 1. 10 acres of unimproved real property  
 12 located in the Lancaster area of Los  
 13 Angeles County, California, more  
 14 particularly described as:  
 15 The South half of the North half of the  
 16 Northeast quarter of the Southwest quarter  
 17 of Section 32, Township 7 North, Range 9  
 18 West, SBEM, according to the official plat  
 19 thereof.  
 20 RESERVING therefrom an easement for ingress,  
 21 egress, and public utility purposes for use  
 22 in common with others over the West 32 feet  
 23 of said land. \$ 3,750.00  
 24 2. 25% of residue cash 18,455.14  
 25 To: DONNA RENCKE  
 26 25% interest in:  
 27 10 acres of unimproved real property  
 28 located in the Lancaster area of Los  
 Angeles County, California, more  
 particularly described as:  
 The South half of the North half of the  
 Northeast quarter of the Southwest quarter  
 of Section 32, Township 7 North, Range 9  
 West, SBEM, according to the official plat  
 thereof.  
 RESERVING therefrom an easement for ingress,  
 egress, and public utility purposes for use  
 in common with others over the West 32 feet  
 of said land. \$ 3,750.00  
 2. 25% of residue cash 18,455.14

86- 817826

COX & DONNELLY  
 A PROFESSIONAL CORPORATION  
 ATTORNEYS AT LAW  
 400 EAST PALMBOULEVARD  
 HERMET, CALIFORNIA 91606  
 TELEPHONE (714) 892-1400

U

This must be in red to be a  
"CERTIFIED COPY"

EVER AGREEMENT to which this certificate  
is attached is certified to be a true,  
true and correct copy of the original  
ON file and of record in my office.

*William E. Conerly*

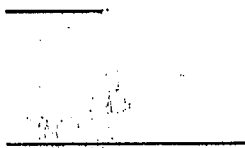
WILLIAM E. CONERLY, COUNTY CLERK  
AND EX-SCHIEF Clerk of the Superior Court,  
County of Riverside, State of California  
JUN 10 1986

PAID:



Certification must be in red to be a  
"CERTIFIED COPY"

86- 817826



RECORDING REQUESTED BY AND TO BE RETURNED AFTER RECORDING TO:  
SCOTT EDWARD DARLING  
3697 ARLINGTON AVENUE  
RIVERSIDE, CA 92506-3938

98- 675190

VESTING

MAIL LEGAL NOTICES AND TAX STATEMENTS TO:

Mr. and Mrs. Carl Renck  
1752 Gladstone St.  
Riverside, CA 92504

RECORDED/FILED IN (OFFICIAL RECORDS  
RECORDER'S) OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
3:01 PM APR 22 1998

FEE  
\$7  
Y

(Space above this line for recorders use)

Documentary Transfer Tax  NONE No consideration for transfer City of \_\_\_\_\_ or  Unincorporated Area  
Computed on:  Full value of property conveyed, or  Computed on full value less item 1 & consideration by retaining interest at time of sale.  
Reason for exemption: Conveyance transfers the grantor's interest to grantor's revocable living trust. Rev. & Tax. Code 11911  
Signature of declarant or agent declaring tax: Not Applicable Print name: Scott Edward Darling

NOTIFICATION SENT 9/0

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
THE FOLLOWING GRANTOR(S):

APN:  
313-104-042

Donna Renck

and in whatever form of name and in whatever capacity Grantor(s) hold title to this property

HEREBY REMISE, RELEASE, AND FOREVER QUITCLAIM TO THE FOLLOWING GRANTEE(S):

TO THE FOLLOWING TRUSTEE(S) OF THE FOLLOWING TRUST (OR TO ANY SUCCESSOR TRUST) (RE(S) THEREOF):

NAME OF TRUSTEE(S): Carl R. Renck and Donna M. Renck  
NAME OF TRUST: Family Trust of Carl R. Renck and Donna M. Renck  
DATE OF TRUST DOCUMENT: May 8, 1997

THE REAL PROPERTY SITUATED AS FOLLOWS:

CITY OF: \_\_\_\_\_ COUNTY OF: Los Angeles STATE OF: California

SAID REAL PROPERTY IS DESCRIBED AS FOLLOWS:

10 acres of unimproved real property located in the Lancaster area, of Los Angeles County, California, more particularly described as:  
The South half of the North half of the Northeast quarter of the Southwest quarter of Section 32, Township 7 North, Range 9 West, SBBM, according to the official plat thereof.  
RESERVING therefrom an easement for ingress, egress, and public utility purposes for use in common with others over the West 32 feet of said land.

Date: May 8, 1997

Grantor Signature: Donna Renck  
NAME: Donna Renck

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

State of California, County of: Riverside SS  
On May 8, 1997 before me, the undersigned, a Notary Public in and for said State, personally appeared:

Donna Renck  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.  
WITNESS my hand and official seal.

NOTARY PUBLIC





# VESTING

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO

WOOLPERT TOEWS & TERRONE  
1028 PALM STREET  
SAN LUIS OBISPO, CA 93401

RECORD 93 1289751  
LOS ANGELES COUNTY  
CALIFORNIA  
4 MIN 8 A.M. JUL 7 1993  
FEE \$5

MAIL TAX STATEMENTS TO

Mrs. Donna Renck  
1752 Gladstone Street  
Riverside, CA 92504

DOCUMENTARY TRANSFER TAX \$

Computed on the consideration in value of property conveyed; OR  
Computed on the consideration in value less fees or encumbrances  
remaining at time of sale

WOOLPERT TOEWS & TERRONE

*Marionne Terrone*  
Signature of Declarant or Agent determining tax - Print Name

A.P.N. 3383-442

## QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
MERLE E. HUSTON, a widow, as to an undivided one-quarter (1/4) interest

do hereby REMISE, RELEASE AND FOREVER QUITCLAIM to  
MERLE E. HUSTON TRUSTEE OF THE MERLE E. HUSTON LIVING TRUST DATED July 22, 1993, AND ALL  
SUCCESSOR TRUSTEES

ten (10) acres of unimproved real property in the Lancaster area of Los Angeles County, State of California, more  
particularly described as follows:

THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF  
SECTION 32, TOWNSHIP 7 NORTH, RANGE 9 WEST, SB8M, ACCORDING TO THE OFFICIAL PLAT THEREOF.

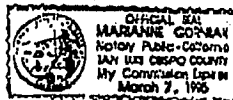
RESERVING therefor an easement for ingress, egress, and public utility purposes for use in common with others over  
the West 32 feet of said land

NOTE: THIS CONVEYANCE IS TO A REVOCABLE TRUST CREATED BY THE GRANTORS AND DOES NOT  
CONSTITUTE A CHANGE OF OWNERSHIP AND IS NOT SUBJECT TO REASSESSMENT PURSUANT TO  
REVENUE AND TAXATION CODE SECTION 62.

Dated June 22, 1993  
STATE OF CALIFORNIA  
COUNTY OF SAN LUIS OBISPO

*Merle E. Huston*  
MERLE E. HUSTON

On June 22, 1993 before me, the undersigned, a Notary  
Public, in and for said State, personally appeared Merle E. Huston,  
personally known to me in proof for a on the basis of satisfactory  
evidence) to be the person whose name is subscribed to the within-  
instrument and acknowledged that she executed the same in her  
entire capacity, and that she has a signature on the instrument in the  
person of the entity upon behalf of which the person acted, executed  
the instrument.



WITNESS my hand and official seal  
*Marjorie Corban*  
Notary Public



**COUNTY OF LOS ANGELES  
TREASURER AND TAX COLLECTOR**

KENNETH HAHN HALL OF ADMINISTRATION  
225 NORTH HILL STREET, ROOM 130  
P. O. BOX 512102  
LOS ANGELES, CALIFORNIA 90051-4917



**MARK J. SALADINO**  
TREASURER AND TAX COLLECTOR

Telephone  
(213) 974-0871

Telecopier  
(213) 680-3648

October 16, 2006

**COPY**

Mr. Warren E. Westruo, Jr., Chief  
Office of Acquisition & Real Property Services  
California Department of Parks & Recreation  
One Capitol Mall, Suite 500  
Sacramento, California 95814

Dear Mr. Westruo:

Re: **CHAPTER 8 AGREEMENT NUMBER 2520**  
**ASSESSOR'S IDENTIFICATION NUMBER 3363-004-042**

The property identified as 3363-004-042 is in a Chapter 8 Agreement Sale by and between the County of Los Angeles and your agency. This agreement became effective on October 10, 2006. In keeping with the terms of said agreement for the above referenced parcel, you as the acquiring party are subject to the following cost:

Purchase price of parcel	\$7,875.10
Cost of Publication	208.43
Cost of Postage	110.00
Lot Book Lien Report	60.00
State Fee	1.50
<b>TOTAL DUE</b>	<b>\$8,055.03</b>

To ensure proper processing, please return the total amount due, a copy of this letter and a Certificate of Acceptance within 14 days of receipt of this letter in the enclosed self-addressed envelope. Once payment is received and applied by our office, we will promptly record the Tax Deed to Purchaser of Tax Defaulted Property. The recorded tax deed will be sent to your agency directly by the Los Angeles County Registrar-Recorder's Office. If you have questions regarding this matter, please contact me at (213) 974-0871.

Very truly yours,

MARK J. SALADINO  
Treasurer and Tax Collector

*Stanley Redins*

Stanley Redins, Tax Deputy  
Tax Defaulted Land Unit  
Secured Property Tax Division

SR  
D:2620Bill

Enclosures

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NOTICE OF AGREEMENT TO PURCHASE  
TAX-DEFAULTED PROPERTY FOR  
DELINQUENT TAXES

AGREEMENT NO. 2520

NOTICE IS HEREBY GIVEN, in accordance with the provisions of Division 1, Part 6, Chapter 8 of the California Revenue and Taxation Code (and the written authorization of the State Controller) that an agreement, a copy of which is on file in the office of the Board of Supervisors of Los Angeles County, has been made between said Board of Supervisors and the California Department of Parks & Recreation approved by the State Controller, whereby Los Angeles County will sell to the California Department of Parks & Recreation under the terms set forth in said agreement, all of the real property hereinafter described which is Subject to the Power of Sale by the Tax Collector.

That unless sooner redeemed, the undersigned Treasurer and Tax Collector pursuant to said agreement will not less than 21 days after the date of the first publication of this notice as required by law, sell said property to the California Department of Parks & Recreation. If the property is sold, parties of interest, as defined in Section 4675 of the California Revenue and Taxation Code, have a right to file a claim with the county for any proceeds from the sale, which are in excess of the liens and costs required to be paid from the proceeds. If excess proceeds result from the sale, notice will be given to parties of interest, pursuant to law.

If redemption of the property is not made according to law before the property is sold, the right of redemption will cease. For information as to the amount necessary to redeem, apply to Mark J. Saladino, Los Angeles County Treasurer and Tax Collector, 225 North Hill Street, Los Angeles, California 90012. The real property covered by said Agreement is located in the County of Los Angeles, State of California, and is described as follows, to wit:

3363-004-042

ASSESSED TO: RENCK, CARL AND DONNA TRS ET AL  
CARL AND DONNA RENCK TRUST AND  
HUSTON, MARLE TR HUSTON TRUST

S 1/2 OF N 1/2 OF NE 1/4 OF  
SW 1/4 OF SEC 32 T 7N R 9W

DATED THIS 12<sup>TH</sup> DAY OF SEPTEMBER 2006

MARK J. SALADINO, TREASURER AND TAX COLLECTOR

SEPTEMBER 19, SEPTEMBER 26, AND OCTOBER 3, 2006

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75727

AGREEMENT TO PURCHASE  
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY  
(Public/Taxing Agency)

This Agreement is made this 20<sup>th</sup> day of June, 2006 by and between the Board of Supervisors of Los Angeles County, State of California, and the CALIFORNIA DEPARTMENT OF PARKS AND RECREATION ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. That the PURCHASER agrees that the real property be used for the public use specified on Exhibit "A" of this agreement.
4. That if said PURCHASER is a TAXING AGENCY, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:  
RAYMOND G. FORTNER JR.  
County Counsel

By Primo Aiello  
Principal Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

ZIP: ID:Chptr 8 Pubagency form  
Revised 9/24/03

**ADOPTED**  
BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

98 JUN 20 2006

Sachi A. Hamai  
SACHI A. HAMAI  
EXECUTIVE OFFICER

AGREEMENT NUMBER 2520

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The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:  
CALIFORNIA DEPARTMENT  
OF PARKS AND RECREATION

(seal)



By Warren B. Westrup, Jr., Chief  
Office of Acquisition and  
Real Property Services

Board of Supervisors  
Los Angeles County

ATTEST:

By Sachi A. Hamai  
Clerk of the Board of Supervisors

By Mike Antonovich  
Mayor of the Board of Supervisors



By Deputy  
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the city of N/A hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By \_\_\_\_\_  
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

Anthony S. [Signature]  
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this 19 day of July, 2006

By Leticia L. Quinn, STATE CONTROLLER  
Bureau of Tax Administration Chief

AGREEMENT NUMBER 2520

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**SUPERVISORIAL DISTRICT 5**  
**AGREEMENT NUMBER 2520**

**EXHIBIT "A"**

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF AQUISITION</u>
COUNTY OF LOS ANGELES	1999	3363-004-042	\$7,021.00*	OPEN SPACE AND RESOURCE PRESERVATION

**LEGAL  
DESCRIPTION**

S 1/2 OF N 1/2 OF NE 1/4 OF SW 1/4 OF  
SEC 32 T 7N R 9W

\* The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly

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RECORDING REQUESTED BY :

COUNTY OF LOS ANGELES  
DEPARTMENT OF TREASURER  
AND TAX COLLECTOR

AND WHEN RECORDED MAIL TO:  
MR. WARREN E. WESTRUP, JR., CHIEF  
CALIFORNIA DEPARTMENT OF  
PARKS AND RECREATION  
ONE CAPITAL MALL, SUITE 500  
SACRAMENTO, CALIFORNIA 95814

**SAMPLE**

FREE RECORDING REQUESTED PURSUANT TO GOVT CODE 6103

Document Transfer Tax - computed on full value of property conveyed \$0.00  
City Transfer Tax \$0.00

XXXXXXXXXXXXXXXXXXXX

Signature of Declarant

**TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY**

On which the legally levied taxes were a lien for FISCAL YEAR 1999-2000

and for nonpayment were duly declared to be in default. DEFAULT NUMBER 3363-004-042

This deed, between the Treasurer and Tax Collector of Los Angeles County ("SELLER") and

**THE STATE OF CALIFORNIA, ACTING BY AND THROUGH THE DEPARTMENT OF PARKS AND RECREATION** ("PURCHASER"), conveys to the PURCHASER the real property described herein which the SELLER sold to the PURCHASER BY AGREEMENT on October 10, 2006 pursuant to a statutory power of sale in accordance with the provisions of Division 1, Part 6, Chapter 8, Revenue and Taxation Code, for the sum of \$7,675.10.

No taxing agency objected to the sale.

In accordance with the law, the SELLER hereby grants to the PURCHASER that real property situated in said county, State of California, last assessed to, **RENCK, CARL AND DONNA TRS ET AL  
CARL AND DONNA RENCK TRUST AND  
HUSTON, MARLE TR HUSTON TRUST**

described as follows: **ASSESSOR'S PARCEL NUMBER 3363-004-042**

S 1/2 OF N 1/2 OF NE 1/4 OF SW 1/4 OF  
SEC 32 T 7N R 9W

STATE OF CALIFORNIA  
County of Los Angeles Jss.

**MARK J. SALADINO**  
TREASURER AND TAX COLLECTOR  
of the County of Los Angeles  
State of California

XXXXXXXXXXXXXXXXXXXX

By \_\_\_\_\_  
Deputy Tax Collector

EXECUTED ON December 28, 2006

On December 28, 2006 before me personally appeared **MARTHA DURAN** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

IN WITNESS WHEREOF, I have here set my hand.

Location:  
County of Los Angeles  
Sale No. 2006A No. 1213  
Agreement No. 2520

**CONNIE B. McCORMACK**  
REGISTRAR-RECORDER/COUNTY CLERK  
of the County of Los Angeles  
State of California

XXXXXXXXXXXXXXXXXXXX

By \_\_\_\_\_  
Deputy County Clerk



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**SITE SELECTION/PROPERTY ACQUISITION SUMMARY**

DATE 01/10/2007

<p>1. ACTION REQUIRED: <input checked="" type="checkbox"/> DGS Transaction Approval <input checked="" type="checkbox"/> PWB Settlement Approval</p>	
<p>2. ATTACHMENTS TO SUMMARY</p> <ul style="list-style-type: none"> <li>a. Preliminary Title Report</li> <li>b. Chapter 8 Agreement</li> <li>c. Acquisition Plan Map</li> <li>d. Value Justification Memo</li> <li>e. Notice of Exemption (CEQA)</li> <li>f. Draft PWB Agenda Item</li> <li>g. Resolution</li> <li>h. DF 14D</li> <li>i. Sample Tax Deed</li> <li>j. Certificate of Acceptance</li> <li>k. Capital Outlay Cost, Funding and Schedule Summary</li> </ul>	<p>3. PROJECT INFORMATION</p> <p>Park Unit: Antelope Valley Indian Museum SHP Project: TDL: County of Los Angeles (Inholdings) – Agreement # 2520 Agency Parcel No.: 13354 County: Los Angeles A.P.No.: 3363-004-042 DGS/RPSS Project &amp; Parcel Nos.: 123717, 10457 Site Selection Date: <input checked="" type="checkbox"/> PWB <input type="checkbox"/> Agency DGS Transaction Approval Date: PWB Settlement Approval Date: March 9, 2007</p>
<p>4. FISCAL INFORMATION</p> <p>Funding Source: Proposition 40 Chapter/Item: 157/03, 3790-301-6029(10) as reappropriated: 47/06,3790-491-6029(10)</p> <p>PCA Account No: 23105      Agency Code: 53965 Amount of Appropriation:      \$35,000,000 Appropriation Balance (est.): \$17,030,435 Overhead Estimate:      \$6,900.00 Purchase Price:      \$8,055.03</p>	<p>5. PROPERTY DESCRIPTION <input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> Utilities Present <input type="checkbox"/> Occupied <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Public Road Access Present Present Use: Undeveloped Zoning: LCA-1-1 (Light Agriculture, min. lot 1 acre) Parcel Size: 10 acres Acreage Acquired: 10      Remainder: 0 Proposed Use: Open Space, Resource Preservation</p>
<p>6. METHOD OF ACQUISITION</p> <p><input checked="" type="checkbox"/> Purchase (Tax Default) <input type="checkbox"/> Gift      <input type="checkbox"/> Combination <input type="checkbox"/> Exchange <input type="checkbox"/> Transfer of Control and Possession (interagency)</p>	<p>7. INTEREST BEING ACQUIRED</p> <p><input checked="" type="checkbox"/> Fee Simple; Amount of interest: 100% <input type="checkbox"/> Easement; Type: <input type="checkbox"/> Mineral rights; Type: <input type="checkbox"/> Purchase Option; Option Period:</p>
<p>8. DELIVERY OF PROPERTY</p> <p><input type="checkbox"/> Upon close of escrow <input type="checkbox"/> Grace period; Length: <input type="checkbox"/> Lease-back to Grantor <input checked="" type="checkbox"/> Other: Recording of Tax Deed</p>	<p>9. GRANTOR INFORMATION</p> <p>Name(s) of Grantor: San Diego County Date of Vesting: State Employee <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (if yes, explain below)</p>

10. APPRAISAL INFORMATION <input type="checkbox"/> Original Appraisal <input type="checkbox"/> Revised / Updated Appraisal					
APPRAISER & AGENCY / FIRM	STAFF / FEE	DATE OF VALUATION	BREAKDOWN OF VALUE	APPROVED VALUATION	PURCHASE SETTLEMENT
Tom Crandall, DGS	Staff	01/03/2007	Land	\$7,675.10	\$7,675.10
			Improvements		
			Personal Property		
			Advertisement / fees	\$379.93	\$379.93
Date of Approval: N/A      Approved by: N/A				<b>TOTAL</b>	<b>\$8,055.03</b>

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ACQUISITION SUMMARY  
PAGE 2

11. SUMMARY OF PRELIMINARY REPORT ITEMS (refer to attached report)			DPR PARCEL No: 13354 DGS PARCEL No: 10457
TITLE COMPANY: First American Title Insurance Company ADDRESS: 520 N Central Avenue, 8 <sup>th</sup> FL, Glendale, CA 91203			REPORT No: NCS-268210-LA1 DATED: 01/10/2007
ITEM No.	ACCEPT <sup>1</sup>	DELETE <sup>2</sup>	EXPLANATION <sup>3</sup>
1		X	General and special taxes and assessments for the fiscal year 2007-2008, a lien not yet due and payable. By agreement with the County, this tax will not be assessed.
2		X	General and special taxes and assessments for the fiscal year 2006-2007. Included in the purchase price of this tax default parcel through October 2006.
3		X	The lien of defaulted taxes for the fiscal year 1999-2000 (Regular), and any subsequent delinquencies. N/A—Already included in the purchase price of this tax default parcel.
4		X	The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code. None.
5		X	Los Angeles County disclosure of Deeded Fees for sale if tax default parcel. Included in the purchase price of the tax default parcel.
6	X		Water rights, claims or title to water, whether or not shown by the public records. Acceptable, no title policy will be obtained.
7	X		Terms and provisions contained in the document entitled "Declaration and Grant of Easements" recorded 9/17/1970, Instrument No. 2261 of Official Records. Previous owners of the NE ¼ of the SW ¼ of Section 32, T 7, R 9 subdivided the property into 4 parcels and granted an appurtenant road easement to all owners, heirs, successors, and assigns in Section 32. Does not affect DPR's intended use.
8	X		Terms and provisions contained in the document entitled "Declaration and Grant of Easements" recorded 01/20/1972, Instrument No. 1941 of Official Records. The subdivision and granting of an appurtenant easement for access to all owners of Section 32 by owners of a parcel in the SW ¼ of the SW ¼. Does not affect DPR's intended use.
9	X		The reservation of an easement over the West 32 feet of said parcel for ingress, egress and public utility purposes in the document recorded 12/7/1982 as Instrument 82-1219596 of Official Records. Does not affect DPR's intended use.
10	X		The Notice of Power to Sell Tax-defaulted Property executed by the county tax collector for non-payment of delinquent taxes recorded 7/28/2005 as Instrument No. 05-1794655 of Official Records. None, will be removed upon sale to DPR.
11	X		Any adverse effect or failure of title as a result of the property being sold for taxes. Acceptable, no title policy will be obtained.
<sup>1</sup> ACCEPT - State <u>will</u> take title subject to the item. <sup>2</sup> DELETE - State <u>will not</u> take title subject to the item. <sup>3</sup> Explain effect on market value of any accepted items not considered in appraisal.			

ACQUISITION SUMMARY

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12. SPECIAL CONTRACT CLAUSES  check if none

— The Treasurer and Tax Collector of Los Angeles County has indicated that they require a Certificate of Acceptance and check for payment of the delinquent taxes and fees prior to the issuance and recordation of the Tax Deed.

13. SPECIAL DEED CLAUSES  check if none

14. DISPOSITION OF UNRECORDED INTERESTS  check if none

15. POSSESSION AND OCCUPANCY

- Vacant
- Owner occupied
- Tenant occupied
  - lease  month-to-month tenancy
- Relocation Assistance consideration

Remarks:

Assumption of rental or lease contract

Term:

Rate:

Cancellation clause:

Remarks:

16. CERTIFICATE OF INSPECTION

The undersigned, an employee of the Department of General Services, certifies that he is qualified to recognize property easements and encumbrances. He has personally inspected the subject property and found no visible signs of easements, rights of way or other evidence supporting potential claims of interest.

Russ Dingman  
Russ Dingman, Assoc. Parks & Recreation Specialist

17. POTENTIALLY HAZARDOUS CONDITIONS AND RECOMMENDED CORRECTIVE ACTION [X] check if none

18. REMARKS

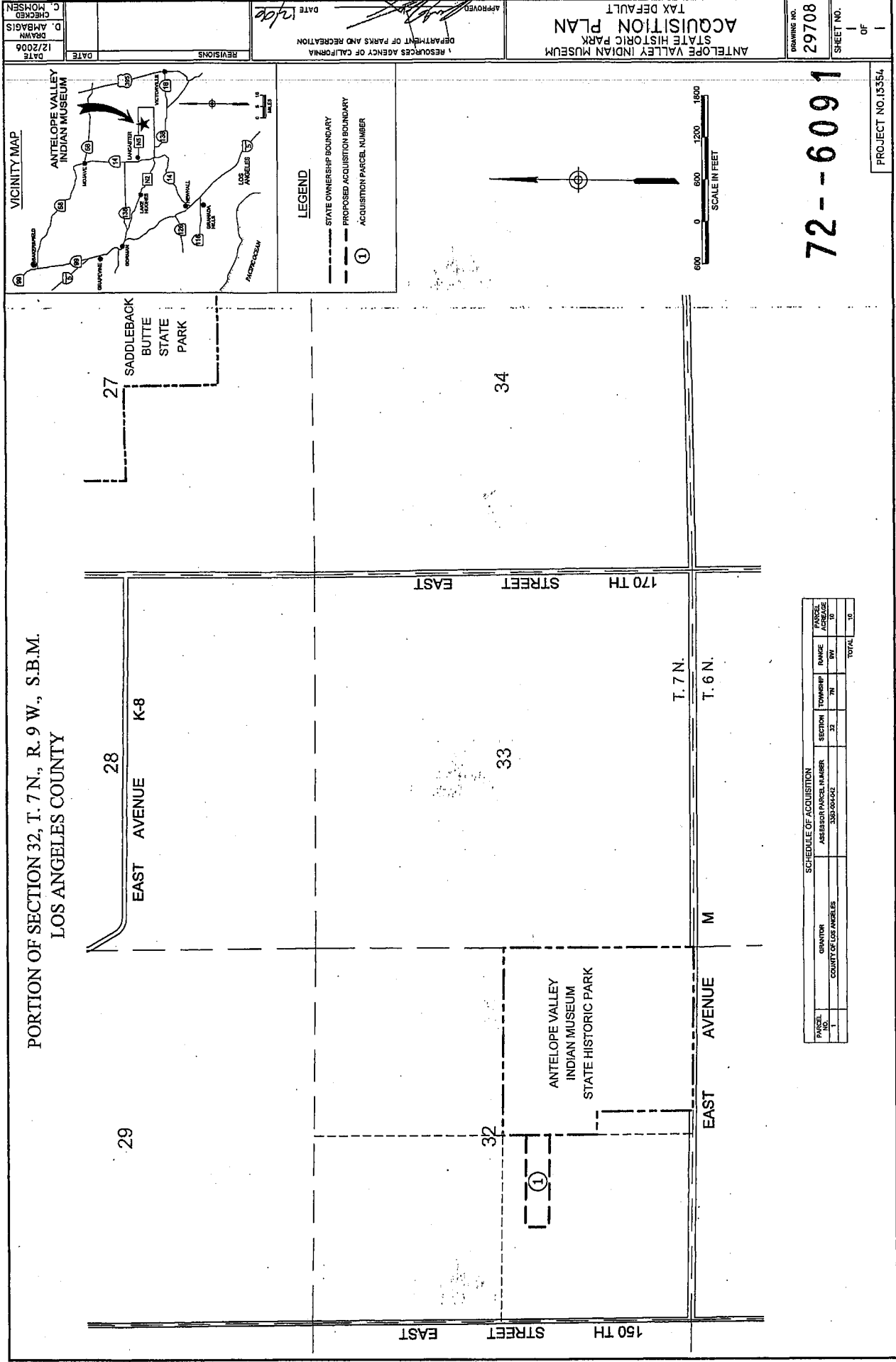
- This Los Angeles County tax delinquent property is offered to the State under Revenue and Taxation Code Section 3791 for \$7,675.10 plus advertising costs and fees of \$379.93. The value of this property, if acquired from a private owner would be in excess of \$8,055.03.
- Two (2) title companies were contacted in order to obtain a preliminary title report. Chicago Title Company refused to issue a preliminary title report for this tax default parcel. First American Title Insurance Company did issue a preliminary title report; however, while making the request they stated immediately that they would not issue a policy of title insurance for tax default property. A Policy of Title Insurance is not obtainable for this transaction.
- This property is contiguous to Antelope Valley Indian Museum State Historic Park. Access is available through the Park. See also Section 11, Item 7 and 8 herein.
- During the ESS site visit, staff noted an abandoned car on the property. Parks staff will have the car removed once the property is acquired. A license plate was still attached; staff will attempt to locate the previous owner to recover the costs of the vehicle removal from the property.

19. AGENCY RECOMMENDATION FOR APPROVAL

Carolyn Momsen  
Carolyn Momsen, Senior Land Agent

Warren E. Westrup, Jr.  
Warren E. Westrup, Jr. Chief  
Acquisition Real Property Services Division

Date: 1/29/07



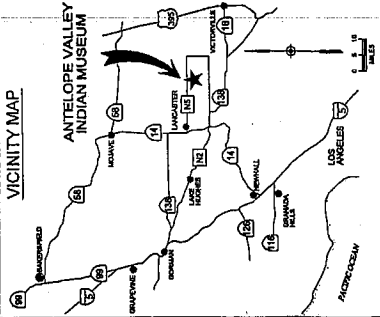
PORION OF SECTION 32, T. 7 N., R. 9 W., S.B.M.  
LOS ANGELES COUNTY

DATE	12/20/06
DATE	
REVISIONS	
CHECKED	C. MOHSEN
DRAWN	D. AMBAGIS

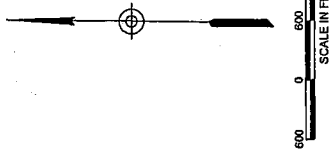
RESOURCES AGENCY OF CALIFORNIA  
DEPARTMENT OF PARKS AND RECREATION  
APPROVED: *[Signature]*  
DATE: *[Signature]*

ANTELOPE VALLEY INDIAN MUSEUM  
STATE HISTORIC PARK  
ACQUISITION PLAN  
TAX DEFAULT

PLANNING NO. 29708  
SHEET NO. 1 OF 1  
PROJECT NO. 13354



LEGEND  
 - - - - STATE OWNERSHIP BOUNDARY  
 - - - - PROPOSED ACQUISITION BOUNDARY  
 ① ACQUISITION PARCEL NUMBER



SCHEDULE OF ACQUISITION			
PARCEL NO.	GRANTOR	SECTION	RANGE
1	COUNTY OF LOS ANGELES	32	7N
ASSESSOR PARCEL NUMBER: 3387-004-02			
TOTAL			10

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