In response to the application for a policy of title insurance referenced herein, \textit{Fidelity National Title Company} hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner’s Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(ies) of title insurance to be issued hereunder will be policy(ies) of Fidelity National Title Insurance Company, a Florida corporation.

\textit{Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully.} The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

\textit{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.}

\textbf{Fidelity National Title Insurance Company}

By:

\begin{center}
\includegraphics{signature}
\end{center}

\textbf{President}

\section*{Countersigned By:}

\begin{center}
\includegraphics{signature}
\end{center}

\textbf{Authorized Officer or Agent}

\section*{Attest:}

\begin{center}
\includegraphics{signature}
\end{center}

\textbf{Secretary}
TO: The County of Sonoma, a political subdivision of the State of California

Attn:
Your Ref No.:

PROPERTY ADDRESS(ES): Chanate Project, Santa Rosa, CA

EFFECTIVE DATE: December 18, 2018 at 07:30 AM

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

CLTA Standard Coverage Policy 1990 (04-08-14)
ALTA Loan Policy 2006

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

   A Fee

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

   The County of Sonoma, a political subdivision of the State of California

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

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

For APN/Parcel ID(s): 180-090-001-000, 180-090-002-000, 180-090-003-000, 180-090-004-000, 180-090-005-000, 180-090-006-000, 180-090-008-000, 180-090-009-000, 180-090-010-000, 180-090-016-000, 180-100-001-000, 180-100-029-000 and 173-130-038-000

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

TRACT ONE (APN: 180-090-002-000 AND 173-130-038-000):

ALL THAT CERTAIN REAL PROPERTY SITUATE IN SECTION 11, TOWNSHIP 7 NORTH, RANGE 8 WEST, M.D.B.&M., CITY OF SANTA ROSA, STATE OF CALIFORNIA, BEING A PORTION OF LANDS CONVEYED TO THE COUNTY OF SONOMA BY DEEDS RECORDED IN THE OFFICE OF THE SONOMA COUNTY RECORDER IN BOOK 52 OF DEEDS PAGE 435, BOOK 478 OF OFFICIAL RECORDS, PAGE 402, BOOK 2490 OF OFFICIAL RECORDS, PAGE 896, BOOK 3252 OF OFFICIAL RECORDS, PAGE 767, AND BOOK 3268 OF OFFICIAL RECORDS, PAGE 803, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LANDS OF THE COUNTY OF SONOMA DESCRIBED IN THAT CERTAIN DEED RECORDED IN BOOK 52 OF DEEDS, PAGE 435, SAID OF SONOMA COUNTY RECORDS, BEING ALSO THE MOST SOUTHERLY CORNER OF LOT 56 AS DESIGNATED AND SHOWN ON THAT CERTAIN MAP ENTITLED "COBBLESTONE," FILED IN BOOK 280 OF MAPS, AT PAGES 45 THROUGH 49, S.C.R., SAID CORNER BEING MONUMENTED WITH A 1/2" DIAMETER IRON PIPE, TAGGED R.C.E. 17913; THENCE ALONG THE COMMON BOUNDARY BETWEEN SAID LANDS OF THE COUNTY OF SONOMA AND SAID LOT 56 NORTH 64° 16' 33" WEST, 95.74 FEET; THENCE NORTH 22° 47' 42" WEST, 279.64 FEET; THENCE NORTH 24° 02' 43" WEST, 155.94 FEET; THENCE NORTH 42° 25' 04" WEST, 120.07 FEET; THENCE NORTH 48° 37' 12" WEST, 209.32 FEET; THENCE NORTH 55° 11' 33" WEST, 11.67 FEET TO A 3/4" IRON PIPE MONUMENT, MARKED CSSC, LOCATED AT THE MOST WESTERLY CORNER OF SAID LANDS OF THE COUNTY OF SONOMA DESCRIBED IN THAT CERTAIN DEED RECORDED IN BOOK 478 OF OFFICIAL RECORDS, PAGE 896, S.C.R.; THENCE LEAVING THE BOUNDARY OF SAID LOT 56 AND RUNNING ALONG THE COMMON BOUNDARY BETWEEN SAID LANDS OF THE COUNTY OF SONOMA AND LOT 1 AS DESIGNATED AND SHOWN ON THAT CERTAIN MAP ENTITLED "CHANATE MEDICAL CENTER, AN OFFICE CONDOMINIUM," FILED IN BOOK 294 OF MAPS, AT PAGES 13 THROUGH 15, S.C.R., SOUTH 56° 18' 14" WEST, 149.91 FEET; THENCE SOUTH 33° 31' 55" EAST, 240.00 FEET; THENCE SOUTH 5° 50' 05" WEST, 234.00 FEET; THENCE SOUTH 41° 45' 06" WEST, 155.32 FEET TO A 3/4" DIAMETER IRON PIPE LOCATED AT THE MOST WESTERLY CORNER OF SAID LANDS OF THE COUNTY OF SONOMA DESCRIBED IN BOOK 3252 OF OFFICIAL RECORDS, PAGE 767, S.C.R.; THENCE ALONG THE COMMON BOUNDARY BETWEEN SAID LANDS OF THE COUNTY OF SONOMA AND THOSE CERTAIN LANDS DESIGNATED AND SHOWN WITHIN THE BORDER OF "NEILSON ESTATES," FILED JANUARY 13, 1994 IN BOOK 519 OF MAPS, AT PAGES 1 THROUGH 3, SONOMA COUNTY RECORDS, SOUTH 4° 55' 58" EAST, 88.97 FEET; THENCE SOUTH 29° 14' 48" EAST, 37.37 FEET; THENCE SOUTH 39° 04' 13" EAST, 84.60 FEET; THENCE SOUTH 22° 57' 49" EAST, 160.76 FEET TO THE MOST WESTERLY CORNER OF SAID "NEILSON ESTATES,;" THENCE ALONG THE NORTHERLY LINE OF SAID LANDS OF THE COUNTY OF SONOMA DESCRIBED IN BOOK 52 OF DEEDS, AT PAGE 435, NORTH 59° 50' 08" EAST, 108.50 FEET TO A 1/2" DIAMETER IRON PIPE TAGGED R.C.E. 17913; THENCE LEAVING SAID LINE SOUTH 30° 34' 50" EAST, 214.45 FEET TO A 1/2" DIAMETER IRON PIPE, TAGGED R.C.E. 17913; THENCE SOUTH 8° 42' 57" WEST, 80.51 FEET TO A 1/2" DIAMETER IRON PIPE, TAGGED R.C.E., 17913; THENCE SOUTH 19° 18' 22" EAST, 78.02 FEET TO A 1/2" DIAMETER IRON PIPE, TAGGED R.C.E. 17913. LAYING ON THE NORTHERLY LINE OF CHANATE ROAD AS DESCRIBED IN THAT CERTAIN GRANT DEED FROM THE COUNTY OF SONOMA TO THE CITY OF SANTA ROSA, RECORDED IN BOOK 478 OF OFFICIAL RECORDS, AT PAGE 533, S.C.R.; THENCE ALONG SAID LINE NORTH 69° 40' 36" EAST, 267.72 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 574.00 FEET, THROUGH A SUBTENDED ARC OF 19° 06' 06" A DISTANCE OF 191.36 FEET; THENCE NORTH 88° 46' 42"
EXHIBIT "A"
Legal Description
(continued)

EAST, 29.39 FEET TO A 1/2" DIAMETER IRON PIPE, TAGGED R.C.E. 17913; THENCE LEAVING SAID LINE NORTH 19° 02' 26" WEST, 101.96 FEET TO A 1/2" DIAMETER IRON PIPE, TAGGED R.C.E. 17913; THENCE NORTH 9° 58' 44" EAST, 38.84 FEET TO A 1/2" DIAMETER IRON PIPE, TAGGED R.C.E. 17913; THENCE NORTH 56° 18' 57" WEST, 53.26 FEET TO A 1/2" DIAMETER IRON PIPE, TAGGED R.C.E. 17913; THENCE NORTH 37° 58' 01" WEST, 119.08 FEET TO A 1/2" DIAMETER IRON PIPE, TAGGED R.C.E. 17913; THENCE NORTH 5° 36' 10" EAST, 99.97 FEET TO A 1/2" DIAMETER IRON PIPE TAGGED R.C.E. 17913; THENCE NORTH 37° 05' 57" WEST, 110.29 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS: THE CENTERLINE OF CHANATE ROAD IS TAKEN AS NORTH 69° 40' 36" EAST, 305.22 FEET BETWEEN CITY OF SANTA ROSA CONTROL MONUMENTS G-488 AND G-489, AS SHOWN ON PARCEL MAP NO. 511, FILED IN BOOK 510 OF MAPS, AT PAGES 25 THROUGH 27, SONOMA COUNTY RECORDS.

PURSUANT TO THAT CERTAIN GRANT DEED, RECORDED JANUARY 11, 1996, INSTRUMENT NO. 1996-0002848, OF OFFICIAL RECORDS.

TRACT TWO (APN: 180-090-010-000):

ALL THAT CERTAIN REAL PROPERTY SITUATE IN SECTION 11, TOWNSHIP 7 NORTH, RANGE 8 WEST, M.D.B.&M., CITY OF SANTA ROSA, STATE OF CALIFORNIA, BEING A PORTION OF THOSE CERTAIN LANDS CONVEYED BY L.S.A. MURDOCK TO THE COUNTY OF SONOMA BY DEED RECORDED JANUARY 7, 1876 IN BOOK 52 OF DEEDS, AT PAGE 435, SONOMA COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LAYING ON THE WESTERLY LINE OF SAID LANDS OF THE COUNTY OF SONOMA, SAID POINT BEING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 11, AS DESIGNATED AND SHOWN ON CITY OF SANTA ROSA PARCEL MAP NO. 373, FILED DECEMBER 6, 1982 IN BOOK 339 OF MAPS AT PAGE 44 AND 45, SONOMA COUNTY RECORDS AND BEING MONUMENTED BY A 5/8" DIAMETER REBAR CAPPED R.E. 7538; THENCE LEAVING SAID WESTERLY LINE SOUTH 89° 16' 56" EAST, 232.62 FEET TO A 1/2" DIAMETER IRON PIPE, TAGGED R.C.E. 17913; THENCE NORTH 63° 04' 24" EAST, 136.65 FEET TO A 1/2" DIAMETER IRON PIPE, TAGGED R.C.E. 17913; THENCE NORTH 34° 00' 29" EAST, 77.43 FEET TO A 1/2" DIAMETER IRON PIPE, TAGGED R.C.E. 17913; THENCE NORTH 2° 40' 29" EAST, 22.71 FEET TO A 1/2" DIAMETER IRON PIPE, TAGGED R.C.E. 17913; THENCE NORTH 61° 39' 21" EAST, 145.53 FEET TO A 1/2" DIAMETER IRON PIPE, TAGGED R.C.E. 17913; THENCE NORTH 17° 18' 42" WEST, 135.61 FEET TO A 1/2" DIAMETER IRON PIPE, TAGGED R.C.E. 17913; LAYING ON THE SOUTHERLY LINE OF CHANATE ROAD AS DESCRIBED IN THAT CERTAIN DEED FROM THE COUNTY OF SONOMA TO THE CITY OF SANTA ROSA, RECORDED IN BOOK 2973 OF OFFICIAL RECORDS, AT PAGE 583, SONOMA COUNTY RECORDS; THENCE ALONG SAID LINE SOUTH 69° 40' 36" WEST, 23.49 FEET; THENCE NORTH 20° 19' 24" WEST, 5.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE FROM Whose Radius Point Bears North 20° 19' 24" WEST, 814.00 FEET DISTANT; THENCE WESTERLY ALONG SAID CURVE THROUGH A SUBTENDED ARC OF 32° 54' 39" A DISTANCE OF 467.56 FEET TO A POINT LAYING ON THE WESTERLY BOUNDARY OF SAID LANDS OF THE COUNTY OF SONOMA; THENCE ALONG SAID LINE SOUTH 0° 29' 28" WEST, 309.83 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS: THE CENTERLINE OF CHANATE ROAD IS TAKEN AS NORTH 69° 40' 36" EAST, 305.22 FEET BETWEEN CITY OF SANTA ROSA CONTROL MONUMENTS G-488 AND G-489 AS SHOWN ON PARCEL MAP NO. 511, FILED IN BOOK 510 OF MAPS, AT PAGES 25 THROUGH 27, SONOMA COUNTY RECORDS.
EXHIBIT "A"
Legal Description
(continued)


TRACT THREE (APN: 180-090-009-000):

ALL THAT CERTAIN REAL PROPERTY SITUATE IN SECTION 11, TOWNSHIP 7 NORTH, RANGE 8 WEST, M.D.B.&M., CITY OF SANTA ROSA, STATE OF CALIFORNIA BEING A PORTION OF THOSE CERTAIN LANDS CONVEYED BY L.S.A. MURDOCH TO THE COUNTY OF SONOMA, BY DEED RECORDED JANUARY 7, 1876 IN BOOK 52 OF DEEDS, AT PAGE 435 SONOMA COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LAYING ON THE WESTERLY LINE OF SAID LANDS OF THE COUNTY OF SONOMA, SAID POINT LAYING ALSO ON THE DESCRIBED CENTERLINE OF THAT CERTAIN SANITARY SEWER EASEMENT CONVEYED BY THE COUNTY OF SONOMA TO THE CITY OF SANTA ROSA BY DEED RECORDED JUNE 11, 1956 UNDER SERIAL NO. E-84378, SONOMA COUNTY RECORDS; THENCE ALONG SAID WESTERLY LINE NORTH 0° 43' 04" EAST, 47.23 FEET TO THE TRUE POINT OF BEGINNING; THENCE RUNNING PARALLEL TO AND 25.00 FEET NORTHERLY OF, MEASURED PERPENDICULAR TO SAID EASEMENT CENTERLINE, SOUTH 31° 14' 20" EAST, 94.24 FEET; THENCE NORTH 83° 47' 01" EAST, 343.32 FEET; THENCE SOUTH 73° 06' 20" EAST, 168.71 FEET TO A POINT LAYING ON THE WESTERLY BOUNDARY OF THOSE CERTAIN LANDS CONVEYED BY THE COUNTY OF SONOMA TO THE SONOMA COUNTY WATER AGENCY BY DEED RECORDED IN BOOK 1817 OF OFFICIAL RECORDS, AT PAGE 872 SONOMA COUNTY RECORDS; THENCE ALONG SAID BOUNDARY NORTH 58° 45' 07" EAST, 373.83 FEET; THENCE NORTH 7° 30' 50" EAST, 176.04 FEET; THENCE NORTH 2° 48' 54" EAST, 115.05 FEET; THENCE NORTH 14° 38' 08" WEST, 172.24 FEET TO AN ANGLE POINT IN THE SOUTHERLY BOUNDARY OF LOT 1 AS DESIGNATED AND SHOWN ON CITY OF SANTA ROSA PARCEL MAP NO. 511, FILED IN BOOK 310 OF MAPS, AT PAGES 25 THROUGH 27 SONOMA COUNTY RECORDS; THENCE ALONG SAID BOUNDARY SOUTH 75° 21' 52" WEST, 95.84 FEET; THENCE NORTH 43° 59' 29" WEST, 222.41 FEET; THENCE NORTH 17° 18' 42" WEST, 202.30 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THROUGH A SUBTENDED ARC OF 86° 59' 18" A DISTANCE OF 37.96 FEET; THENCE RADIAL TO SAID CURVE NORTH 20° 19' 24" WEST, 5.00 FEET TO A POINT LAYING ON THE SOUTHERLY LINE OF CHANATE ROAD AS DESCRIBED IN THAT CERTAIN GRANT DEED FROM THE COUNTY OF SONOMA TO THE CITY OF SANTA ROSA, RECORDED IN BOOK 2978 OF OFFICIAL RECORDS, AT PAGE 533, SONOMA COUNTY RECORDS; THENCE ALONG SAID LINE SOUTH 69° 40' 36" WEST, 73.53 FEET TO A 1/2" DIAMETER IRON PIPE, TAGGED R.C.E. 17913; THENCE LEAVING SAID LINE SOUTH 17° 18' 42" EAST, 135.61 FEET TO A 1/2" DIAMETER IRON PIPE, TAGGED R.C.E. 17913; THENCE SOUTH 61° 39' 21" WEST, 145.53 FEET TO A 1/2" DIAMETER IRON PIPE, TAGGED R.C.E. 17913; THENCE SOUTH 2° 40' 29" WEST, 22.71 FEET TO A 1/2" DIAMETER IRON PIPE, TAGGED R.C.E. 17913; THENCE SOUTH 34° 00' 29" WEST, 77.43 FEET TO A 1/2" DIAMETER IRON PIPE, TAGGED R.C.E. 17913; THENCE SOUTH 63° 04' 24" WEST, 136.65 FEET TO A 1/2" DIAMETER IRON pipe, TAGGED R.C.E. 17913; THENCE NORTH 89° 16' 56" WEST, 232.62 FEET TO A POINT LAYING ON THE WESTERLY LINE OF SAID LANDS OF THE COUNTY OF SONOMA, SAID POINT BEING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11, AS DESIGNATED AND SHOWN UPON CITY OF SANTA ROSA, PARCEL MAP No. 373, FILED DECEMBER 6, 1982 IN BOOK 339 OF MAPS, AT PAGES 44 AND 45, SONOMA COUNTY RECORDS AND BEING MONUMENTED BY A 5/8" DIAMETER REBAR CAPPED R.E. 7538; THENCE ALONG SAID WESTERLY LINE SOUTH 0° 43' 04" WEST, 552.20 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS: THE CENTERLINE OF CHANATE ROAD IS TAKEN AS NORTH 69° 40' 36" EAST, 305.22 FEET BETWEEN CITY OF SANTA ROSA CONTROL MONUMENTS G-488 AND G-489, AS SHOWN ON PARCEL MAP NO. 511, FILED IN BOOK 510 OF MAPS, AT PAGES 25 THROUGH 27 SONOMA COUNTY RECORDS.
EXHIBIT "A"
Legal Description
(continued)

PURSUANT TO THAT CERTAIN GRANT DEED, recordings JANUARY 11, 1996, INSTRUMENT NO. 1996-0002850 OF OFFICIAL RECORDS.

TRACT FOUR (APN: 180-090-001-000):

ALL THAT CERTAIN REAL PROPERTY SITUATE IN SECTION 11, TOWNSHIP 7 NORTH, RANGE 8 WEST, M.D.B.&M., CITY OF SANTA ROSA, STATE OF CALIFORNIA, BEING A PORTION OF THOSE CERTAIN LANDS CONVEYED BY L.S.A. MURDOCK TO THE COUNTY OF SONOMA, BY DEED recorded JANUARY 7, 1876 IN BOOK 52 OF DEEDS, AT PAGE 435, SONOMA COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LAYING ON THE NORTHWESTERLY LINE OF SAID LANDS OF THE COUNTY OF SONOMA, SAID POINT BEING THE MOST EASTERLY CORNER OF THAT CERTAIN SUBDIVISION OF LAND SHOWN UPON THE FINAL MAP ENTITLED "NEILSON ESTATES," FILED JANUARY 13, 1994 IN BOOK 513 OF MAPS, AT PAGES 1 THROUGH 5, SONOMA COUNTY RECORDS; THENCE ALONG SAID NORTHWESTERLY LINE NORTH 59° 50' 08" EAST, 108.50 FEET TO A 1/2" DIAMETER IRON PIPE, TAGGED R.C.E. 17913; THENCE LEAVING SAID LINE SOUTH 30° 34' 50" EAST, 214.45 FEET TO A 1/2" DIAMETER IRON PIPE, TAGGED R.C.E. 17913; THENCE SOUTH 8° 42' 57" WEST, 80.51 FEET TO A 1/2" DIAMETER IRON PIPE, TAGGED R.C.E. 17913; THENCE SOUTH 19° 18' 22" EAST, 78.02 FEET TO A 1/2" DIAMETER IRON PIPE, TAGGED R.C.E. 17913, LAYING ON THE NORTHERLY LINE OF CHANATE ROAD AS DESCRIBED IN THAT CERTAIN GRANT DEED FROM THE COUNTY OF SONOMA TO THE CITY OF SANTA ROSA, RECORDED IN BOOK 2976 OF OFFICIAL RECORDS, AT PAGE 539, S.C.R.; THENCE ALONG SAID LINE SOUTH 69° 40' 36" WEST, 37.50 FEET, THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 761.00 FEET, THROUGH A SUBTENDED ARC OF 33° 46' 03" A DISTANCE OF 448.50 FEET TO A POINT LAYING ON THE WESTERLY LINE OF SAID LANDS OF THE COUNTY OF SONOMA, BEING ALSO THE EASTERNLY LINE OF SAID "NEILSON ESTATES," THENCE ALONG SAID COMMON BOUNDARY NORTH 0° 29' 28" EAST, 172.68 FEET TO AN ANGLE POINT; THENCE CONTINUING ALONG SAID COMMON BOUNDARY NORTH 59° 50' 08" EAST, 298.89 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS: THE CENTERLINE OF CHANATE ROAD IS TAKEN AS NORTH 69° 40' 36" EAST, 305.22 FEET BETWEEN CITY OF SANTA ROSA CONTROL MONUMENTS G-488 AND G-489, AS SHOWN ON PARCEL MAP NO. 511, FILED IN BOOK 510 OF MAPS, AT PAGES 25 THROUGH 27, SONOMA COUNTY RECORDS.

PURSUANT TO THAT CERTAIN GRANT DEED, recordings JANUARY 11, 1996, INSTRUMENT NO. 1996-0002851 OF OFFICIAL RECORDS.

TRACT FIVE (APN: 180-090-016-000):

ALL THAT CERTAIN REAL PROPERTY SITUATE IN SECTION 11, TOWNSHIP 7 NORTH RANGE 8 WEST, M.D.B.&M., CITY OF SANTA ROSA, STATE OF CALIFORNIA, BEING A PORTION OF THOSE CERTAIN LANDS CONVEYED BY L.S.A. MURDOCK TO THE COUNTY OF SONOMA, BY DEED recorded JANUARY 7, 1876 IN BOOK 52 OF DEEDS, AT PAGE 435, SONOMA COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LAYING ON THE WESTERLY LINE OF SAID LANDS OF THE COUNTY OF SONOMA, SAID POINT LAYING ALSO ON THE DESCRIBED CENTERLINE OF THAT CERTAIN SANITARY SEWER EASEMENT CONVEYED BY THE COUNTY OF SONOMA TO THE CITY OF SANTA ROSA BY DEED recorded JUNE 11, 1956 IN BOOK 1445, PAGE 370 OF OFFICIAL RECORDS; THENCE ALONG SAID WESTERLY LINE NORTH 0° 43' 04" EAST, 47.23 FEET TO THE TRUE POINT OF BEGINNING; THENCE
RUNNING PARALLEL TO AND 25.00 FEET NORTHERLY OF, MEASURED PERPENDICULAR TO SAID EASEMENT CENTERLINE SOUTH 31° 14' 20" EAST, 94.24 FEET; THENCE NORTH 83° 47’ 01" EAST, 343.32 FEET THENCE SOUTH 73° 06’ 20" EAST, 168.71 FEET TO A POINT LAYING ON THE WESTERLY BOUNDARY OF THOSE CERTAIN LANDS CONVEYED BY THE COUNTY OF SONOMA TO THE SONOMA COUNTY WATER AGENCY BY DEED RECORDED APRIL 13, 1961 IN BOOK 1817 OF OFFICIAL RECORDS AT PAGE 872, SONOMA COUNTY RECORDS; THENCE ALONG SAID BOUNDARY SOUTH 58° 45' 07" WEST, 15.67 FEET; THENCE SOUTH 33° 49’ 20" EAST, 134.88 FEET; THENCE SOUTH 76° 04’ 15" EAST, 149.40 FEET; THENCE SOUTH 85° 11’ 59" EAST, 421.81 FEET TO A POINT LAYING ON THE SOUTHEASTERLY LINE OF SAID LANDS OF THE COUNTY OF SONOMA; THENCE LEAVING THE BOUNDARY OF THE LANDS OF SONOMA COUNTY WATER AGENCY AND RUNNING ALONG SAID SOUTHEASTERLY LINE SOUTH 66° 15’ 52" WEST, 1298.57 FEET TO THE MOST SOUTHERLY CORNER OF SAID LANDS OF THE COUNTY OF SONOMA; THENCE ALONG THE WESTERLY LINE THEREOF NORTH 00° 43’ 04" EAST, 806.64 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS: THE CENTERLINE OF CHANATE ROAD IS TAKEN AS NORTH 69° 40' 36" EAST, 305.22 FEET BETWEEN CITY OF SANTA ROSA CONTROL MONUMENTS G-488 AND G-489, AS SHOWN ON PARCEL MAP NO. 511, FILED IN BOOK 510 OF MAPS, AT PAGES 25 THROUGH 27, SONOMA COUNTY RECORDS.

PURSUANT TO THAT CERTAIN GRANT DEED, RECORDED JANUARY 11, 1996, INSTRUMENT NO. 1996-0002852 OF OFFICIAL RECORDS.

TRACT SIX (APN: 180-090-003-000, 180-090-004-000, 180-090-005-000, 180-090-006-000, 180-100-001-000 AND 180-100-029-000):

ALL THAT CERTAIN REAL PROPERTY SITUATE IN SECTION 11 AND SECTION 12, TOWNSHIP 7 NORTH, RANGE 8 WEST, M.D.B.&M., CITY OF SANTA ROSA, STATE OF CALIFORNIA, BEING ALL THAT PORTION OF LANDS CONVEYED TO THE COUNTY OF SONOMA BY DEEDS RECORDED IN THE OFFICE OF THE SONOMA COUNTY RECORDER IN BOOK 52 OF DEEDS, AT PAGE 433, BOOK 129 OF OFFICIAL RECORDS AT PAGE 207 AND BOOK 2223 OF OFFICIAL RECORDS AT PAGE 963, LAYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE MOST EASTERLY CORNER OF THOSE CERTAIN LANDS CONVEYED TO THE COUNTY OF SONOMA BY DEED RECORDED IN BOOK 2490 OF OFFICIAL RECORDS, AT PAGE 886, SONOMA COUNTY RECORDS, BEING ALSO THE MOST SOUTHERLY CORNER OF LOT 56 AS DESIGNATED AND SHOWN ON THAT CERTAIN MAP ENTITLED "COBBLESTONE," FILED IN BOOK 280 OF MAPS, AT PAGES 45 THROUGH 49, S.C.R. AND BEING MONUMENTED BY A 1/2" IRON PIPE TAGGED R.C.E. 17913; THENCE SOUTH 37° 05’ 57" EAST, 110.29 FEET TO A 1/2" DIAMETER IRON PIPE, TAGGED R.C.E. 17913; THENCE SOUTH 5° 36’ 10" WEST, 99.97 FEET TO A 1/2" DIAMETER IRON PIPE, TAGGED R.C.E. 17913; THENCE SOUTH 37° 58’ 01" EAST, 119.08 FEET TO A 1/2" DIAMETER IRON PIPE, TAGGED R.C.E. 17913; THENCE SOUTH 56° 18’ 57" EAST, 53.26 FEET TO A 1/2" DIAMETER IRON PIPE, TAGGED R.C.E. 17913; THENCE SOUTH 9° 58’ 44" WEST, 38.84 FEET TO A 1/2" DIAMETER IRON PIPE, TAGGED R.C.E. 17913; THENCE SOUTH 19° 02’ 26" EAST, 101.96 FEET TO A 1/2" DIAMETER IRON PIPE, TAGGED R.C.E. 17913, LAYING ON THE NORTHERLY LINE OF CHANATE ROAD AS DESCRIBED IN THAT CERTAIN GRANT DEED FROM THE COUNTY OF SONOMA TO THE CITY OF SANTA ROSA, RECORDED IN BOOK 2978 OF OFFICIAL RECORDS, AT PAGE 533, S.C.R.; THENCE LEAVING SAID LINE SOUTH 1° 13’ 18" EAST, 58.00 FEET TO A POINT LAYING ON THE SOUTHERLY LINE OF CHANATE ROAD AS DESCRIBED IN SAID DEED FROM THE COUNTY OF SONOMA TO THE CITY OF SANTA ROSA; THENCE ALONG SAID LINE NORTH 88° 46’ 42" EAST, 227.20 FEET; THENCE LEAVING SAID LINE SOUTH 1° 13’ 10" EAST, 5.00 FEET TO THE NORTHEAST CORNER OF LOT 1, AS DESIGNATED AND SHOWN ON CITY OF SANTA ROSA PARCEL MAP NO. 511, FILED IN BOOK 510 OF MAPS, AT PAGES 25 THROUGH 27, S.C.R.; THENCE ALONG
EXHIBIT "A"
Legal Description
(continued)

THE BOUNDARY OF SAID LOT 1, SOUTH 18° 40' 38" EAST, 121.76 FEET; THENCE SOUTH 63° 13' 43" WEST, 23.94 FEET TO AN ANGLE POINT IN THE BOUNDARY OF THOSE CERTAIN LANDS CONVEYED BY THE COUNTY OF SONOMA TO THE SONOMA COUNTY WATER AGENCY, BY DEED RECORDED IN BOOK 1817 OF OFFICIAL RECORDS AT PAGE 872, S.C.R.; THENCE LEAVING THE BOUNDARY OF SAID LOT 1 AND RUNNING ALONG THE BOUNDARY OF SAID LANDS OF THE SONOMA COUNTY WATER AGENCY SOUTH 62° 11' 09" EAST, 215.38 FEET; THENCE NORTH 83° 09' 26" EAST, 37.77 FEET; THENCE NORTH 42° 37' 35" EAST, 273.18 FEET; THENCE NORTH 12° 01' 05" EAST, 86.84 FEET; THENCE SOUTH 86° 07' 48" EAST, 108.18 FEET; THENCE SOUTH 16° 24' 15" EAST, 382.87 FEET; THENCE SOUTH 16° 47' 14" EAST, 149.04 FEET; THENCE SOUTH 42° 32' 29" EAST, 269.99 FEET; THENCE SOUTH 0° 54' 50" EAST, 125.00 FEET; THENCE SOUTH 65° 59' 04" WEST, 313.90 FEET; THENCE SOUTH 41° 43' 49" WEST, 299.99 FEET TO A POINT LAYING ON THE SOUTHEASTERLY LINE OF SAID LANDS OF THE COUNTY OF SONOMA DESCRIBED IN THAT CERTAIN DEED RECORDED IN BOOK 52 OF DEEDS, AT PAGE 435, S.C.R., THE TERMINATION OF THIS DESCRIBED LINE.

BASIS OF BEARINGS: THE CENTERLINE OF CHANATE ROAD IS TAKEN AS NORTH 69° 40' 36" EAST, 305.22 FEET BETWEEN CITY OF SANTA ROSA CONTROL MONUMENTS G-488 AND G-489, AS SHOWN ON PARCEL MAP NO. 511, FILED IN BOOK 510 OF MAPS, AT PAGES 25 THROUGH 27, SONOMA COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO BUILDERS LAND DEVELOPMENT COMPANY BY GRAND DEED RECORDED AUGUST 9, 1966 IN BOOK 2225 OF OFFICIAL RECORDS, AT PAGE 29, SONOMA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF SANTA ROSA BY GRANT DEED RECORDED OCTOBER 21, 1966 IN BOOK 2237 OF OFFICIAL RECORDS, AT PAGE 185, SONOMA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF SANTA ROSA BY GRANT DEED RECORDED JULY 16, 1975 IN BOOK 2978 OF OFFICIAL RECORDS, AT PAGE 533, SONOMA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF SANTA ROSA BY QUITCLAIM DEED RECORDED MAY 11, 1978 IN BOOK 3395 OF OFFICIAL RECORDS, AT PAGE 120, SONOMA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF SANTA ROSA BY QUITCLAIM DEED RECORDED SEPTEMBER 15, 1978 IN BOOK 3453 OF OFFICIAL RECORDS, AT PAGE 996, SONOMA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF SANTA ROSA BY QUITCLAIM DEED RECORDED MARCH 1, 1979 IN BOOK 3528 OF OFFICIAL RECORDS, AT PAGE 565, SONOMA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION LYING EASTERLY OF THE WESTERLY LINE OF HIDDEN VALLEY DRIVE, AS DESIGNATED AND SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "HIDDEN VALLEY ESTATES, SUBDIVISION NO. 2" FILED IN BOOK 147 OF MAPS, AT PAGES 43 THROUGH 45, INCLUSIVE, SONOMA COUNTY RECORDS.

PURSUANT TO THAT CERTAIN GRANT DEED, RECORDED JANUARY 11, 1996, INSTRUMENT NO. 1996-0002853, OF OFFICIAL RECORDS.
EXHIBIT "A"
Legal Description
(continued)

TRACT SEVEN (APN: 180-090-008-000):

LOT 1, AS SHOWN AND DESIGNATED ON PARCEL MAP NO. 511, FILED JULY 1, 1993 IN BOOK 510 OF MAPS AT PAGE 25, SONOMA COUNTY RECORDS.
AT THE DATE HEREOF, EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. There were no taxes levied for the fiscal year 2018-2019 as the property was vested in a public entity.

2. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

3. Water rights, claims or title to water, whether or not disclosed by the public records.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   
   Granted to: City of Santa Rosa, a Municipal corporation
   Purpose: Sewer facilities
   Recording Date: June 11, 1956
   Recording No.: Book 1445, Page 370 of Official Records
   Affects: Tract Five

   Reference is hereby made to said document for full particulars.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: City of Santa Rosa, a Municipal corporation
   Purpose: Public utilities
   Recording Date: July 8, 1960
   Recording No.: Book 1768, Page 166 of Official Records
   Affects: Tract Five

   Reference is hereby made to said document for full particulars.

   Matters contained in that certain document

   Entitled: Easement Deed (for the purpose of correcting deed recorded in Book 1768, Page 165)
   Executed by: County of Sonoma
   Recording Date: October 9, 1961
   Recording No.: Book 1849, Page 970 of Official Records

   Reference is hereby made to said document for full particulars.

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: Sonoma County Flood Control and Water Conservation District
   Purpose: Construction, installation, maintenance and operation of Piner Creek Reservoir
   Recording Date: April 13, 1961
   Recording No.: Book 1817, Page 874 of Official Records
   Affects: Tract Six and Tract Seven

   Reference is hereby made to said document for full particulars.
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Gas and Electric Company, a California corporation and The Pacific Telephone and Telegraph Company, a California corporation
Purpose: Electrical facilities and communication facilities
Recording Date: March 4, 1970
Recording No.: Book 2448, Page 414 of Official Records
Affects: Tract One, Tract Three, Tract Six and Tract Seven

Reference is hereby made to said document for full particulars.

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Gas and Electric Company, a California corporation
Purpose: Electrical facilities
Recording Date: May 11, 1970
Recording No.: Book 2460, Page 261 of Official Records
Affects: Tract One

Reference is hereby made to said document for full particulars.

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Gas and Electric Company, a California corporation
Purpose: Utilities
Recording Date: November 23, 1970
Recording No.: Book 2497, Page 965 of Official Records
Affects: Tract One

Reference is hereby made to said document for full particulars.

10. Any rights, interest or claims affecting said land which may exist or arise by reason of any matter(s) that may be set forth and/or disclosed by a survey plat, filed March 30, 1978 in Book 264 of Maps at Page 43

Affects: Tract One

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Santa Rosa, a Municipal corporation
Purpose: Storm drains
Recording Date: May 11, 1978
Recording No.: Book 3395, Page 120 of Official Records
Affects: Tract Six

Reference is hereby made to said document for full particulars.
12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Chanate Corporation, a California corporation  
Purpose: Driveway and access  
Recording Date: May 25, 1978  
Recording No.: Book 3401, Page 644 of Official Records  
Affects: Tract One and Tract Four  
Reference is hereby made to said document for full particulars.

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Santa Rosa, a Municipal corporation  
Purpose: Storm drain  
Recording Date: February 21, 1979  
Recording No.: Book 3524, Page 892 of Official Records  
Affects: Tract One  
Reference is hereby made to said document for full particulars.

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Santa Rosa, a Municipal corporation  
Purpose: Storm drain, water and sewer lines  
Recording Date: February 21, 1979  
Recording No.: Book 3524, Page 896 of Official Records  
Affects: Tract Six  
Reference is hereby made to said document for full particulars.

15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Santa Rosa, a Municipal corporation  
Purpose: Public utilities  
Recording Date: February 21, 1979  
Recording No.: Book 3524, Page 900 of Official Records  
Affects: Tract Six  
Reference is hereby made to said document for full particulars.

16. Easements and building setback lines, dedications or offers for dedication, and statements, if any, as shown on that certain Map filed in the Office of the Sonoma County Recorder on July 1, 1993 if Book 510 of Maps at Page 25.

Affects: Tract Seven
EXCEPTIONS
(continued)

17. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Memorandum of Lease
Lessor: County of Sonoma
Lessee: McMahon/Oliphant Properties
Recording Date: November 3, 1993
Recording No.: 1993-0141390 of Official Records

Affects: Tract Seven

The present ownership of the leasehold created by said lease and other matters affecting the interest of the lessee are not shown herein.

18. An irrevocable offer to dedicate an easement over a portion of said Land for

Purpose(s): Street and highway
Recording Date: July 20, 1995
Recording No.: 1995-0058231 of Official Records
Affects: Tract One, Tract Two, Tract Four and Tract Five

Reference is hereby made to said document for full particulars.

19. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Gas and Electric Company, a California corporation
Purpose: Gas facilities
Recording Date: March 15, 1996
Recording No.: 1996-0023325 of Official Records
Affects: Tract One and Tract Six

Reference is hereby made to said document for full particulars.

20. Matters contained in that certain document

Entitled: Grant of Sewer Easement
Dated: March 25, 1996
Executed by: Sonoma County Water Agency
Recording Date: March 20, 1996
Recording No.: 1996-0024796 of Official Records

Reference is hereby made to said document for full particulars.

Said document grants an easement to the County of Sonoma in a location that appears the intent is that it be appurtenant to at least some of the herein described land, though which exactly isn't specified of record.

21. Any rights, interest or claims affecting said land which may exist or arise by reason of any matter(s) that may be set forth and/or disclosed by a survey plat, filed April 4, 1996 in Book 547 of Maps at Page 47.
EXCEPTIONS
(continued)

22. An unrecorded sublease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Memorandum of Agreement
Sublessor: Sutter Medical Center of Santa Rosa, a California non-profit public benefit corporation
Sublessee: Sprint Spectrum L.P., a Delaware limited partnership
Recording Date: July 14, 2003
Recording No.: 2003-143069 of Official Records

Affects: Tract One and Tract Two

The present ownership of the leasehold created by said lease and other matters affecting the interest of the lessee are not shown herein.

23. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Sprint Spectrum L.P., a Delaware limited partnership
Purpose: Access, electrical and telephone facilities
Recording Date: July 14, 2003
Recording No.: 2003-143069 of Official Records

The exact location and extent of said easement is not disclosed of record.

Reference is hereby made to said document for full particulars.

24. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Memorandum of Lease
Lessor: County of Sonoma
Lessee: Community Action Partnership of Sonoma County, a California non-profit corporation
Recording Date: September 24, 2003
Recording No.: 2003-201653 of Official Records

Affects: a portion of Tract Six

The present ownership of the leasehold created by said lease and other matters affecting the interest of the lessee are not shown herein.

THE FOLLOWING MATTERS PERTAIN TO SAID LEASEHOLD:

25. Any rights, interest or claims affecting said land which may exist or arise by reason of any matter(s) that may be set forth and/or disclosed by a survey plat, filed May 20, 2005 in Book 676 of Maps at Page 37

Easement rights of all persons for ingress and egress for the purpose of visiting the cemetery, maintenance or interment purposes.

Title to any portion of the Land constituting or used as burial grounds is not insured.
26. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Sonoma County Water Agency, a body corporate and politic
Purpose: Ingress and Egress
Recording Date: December 20, 2018
Recording No.: 2018086589, of Official Records
Affects: Portion of Tract Seven

27. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

28. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other matters which a correct survey would disclose and which are not shown by the public records.

29. The Company will require that an Owner’s Affidavit be completed by the party(s) named below before the issuance of any policy of title insurance.

Party(ies): The County of Sonoma, a political subdivision of the State of California

The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit.

30. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

31. The transaction contemplated in connection with this Report is subject to the review and approval of the Company’s Corporate Underwriting Department. The Company reserves the right to add additional items or make further requirements after such review.

END OF EXCEPTIONS
NOTES

Note 1. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

Note 2. Note: The City of Santa Rosa imposes a transfer tax of $2.00 per thousand, based on the full value of the property at the time a deed or other transfer is recorded. This is in addition to the $1.10 per thousand County transfer tax.

Note 3. Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

<table>
<thead>
<tr>
<th>Tax ID No.:</th>
<th>180-090-001-000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fiscal Year:</td>
<td>2018-2019</td>
</tr>
<tr>
<td>1st Installment:</td>
<td>$0.00</td>
</tr>
<tr>
<td>2nd Installment:</td>
<td>$0.00</td>
</tr>
<tr>
<td>Exemption:</td>
<td>$0.00</td>
</tr>
<tr>
<td>Land:</td>
<td>$0.00</td>
</tr>
<tr>
<td>Improvements:</td>
<td>$0.00</td>
</tr>
<tr>
<td>Personal Property:</td>
<td>$0.00</td>
</tr>
<tr>
<td>Code Area:</td>
<td>004-002</td>
</tr>
</tbody>
</table>

Said parcel is exempt from valuation and assessment due to ownership by a governmental entity.

Note 4. Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

<table>
<thead>
<tr>
<th>Tax ID No.:</th>
<th>180-090-002-000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fiscal Year:</td>
<td>2018-2019</td>
</tr>
<tr>
<td>1st Installment:</td>
<td>$0.00</td>
</tr>
<tr>
<td>2nd Installment:</td>
<td>$0.00</td>
</tr>
<tr>
<td>Exemption:</td>
<td>$0.00</td>
</tr>
<tr>
<td>Land:</td>
<td>$0.00</td>
</tr>
<tr>
<td>Improvements:</td>
<td>$0.00</td>
</tr>
<tr>
<td>Personal Property:</td>
<td>$0.00</td>
</tr>
<tr>
<td>Code Area:</td>
<td>004-002</td>
</tr>
</tbody>
</table>

Said parcel is exempt from valuation and assessment due to ownership by a governmental entity.

Note 5. Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

<table>
<thead>
<tr>
<th>Tax ID No.:</th>
<th>180-090-003-000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fiscal Year:</td>
<td>2018-2019</td>
</tr>
<tr>
<td>1st Installment:</td>
<td>$0.00</td>
</tr>
<tr>
<td>2nd Installment:</td>
<td>$0.00</td>
</tr>
<tr>
<td>Exemption:</td>
<td>$0.00</td>
</tr>
<tr>
<td>Land:</td>
<td>$0.00</td>
</tr>
<tr>
<td>Improvements:</td>
<td>$0.00</td>
</tr>
<tr>
<td>Personal Property:</td>
<td>$0.00</td>
</tr>
<tr>
<td>Code Area:</td>
<td>004-002</td>
</tr>
</tbody>
</table>

Said parcel is exempt from valuation and assessment due to ownership by a governmental entity.
**NOTES**
(continued)

**Note 6.** Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

Tax ID No.: 180-090-004-000  
Fiscal Year: 2018-2019  
1st Installment: $0.00  
2nd Installment: $0.00  
Exemption: $0.00  
Land: $0.00  
Improvements: $0.00  
Personal Property: $0.00  
Code Area: 004-002

Said parcel is exempt from valuation and assessment due to ownership by a governmental entity.

**Note 7.** Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

Tax ID No.: 180-090-005-000  
Fiscal Year: 2018-2019  
1st Installment: $0.00  
2nd Installment: $0.00  
Exemption: $0.00  
Land: $0.00  
Improvements: $0.00  
Personal Property: $0.00  
Code Area: 004-002

Said parcel is exempt from valuation and assessment due to ownership by a governmental entity.

**Note 8.** Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

Tax ID No.: 180-090-006-000  
Fiscal Year: 2018-2019  
1st Installment: $0.00  
2nd Installment: $0.00  
Exemption: $0.00  
Land: $0.00  
Improvements: $0.00  
Personal Property: $0.00  
Code Area: 004-002

Said parcel is exempt from valuation and assessment due to ownership by a governmental entity.
NOTES
(continued)

Note 9.  Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

Tax ID No.: 180-090-008-000
Fiscal Year: 2018-2019
1st Installment: $0.00
2nd Installment: $0.00
Exemption: $0.00
Land: $0.00
Improvements: $0.00
Personal Property: $0.00
Code Area: 004-002

Said parcel is exempt from valuation and assessment due to ownership by a governmental entity.

Note 10.  Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

Tax ID No.: 180-090-009-000
Fiscal Year: 2018-2019
1st Installment: $0.00
2nd Installment: $0.00
Exemption: $0.00
Land: $0.00
Improvements: $0.00
Personal Property: $0.00
Code Area: 004-002

Said parcel is exempt from valuation and assessment due to ownership by a governmental entity.

Note 11.  Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

Tax ID No.: 180-090-010-000
Fiscal Year: 2018-2019
1st Installment: $0.00
2nd Installment: $0.00
Exemption: $0.00
Land: $0.00
Improvements: $0.00
Personal Property: $0.00
Code Area: 004-002

Said parcel is exempt from valuation and assessment due to ownership by a governmental entity.
NOTES
(continued)

Note 12.  Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

Tax ID No.: 180-090-016-000
Fiscal Year: 2018-2019
1st Installment: $0.00
2nd Installment: $0.00
Exemption: $0.00
Land: $0.00
Improvements: $0.00
Personal Property: $0.00
Code Area: 004-002

Said parcel is exempt from valuation and assessment due to ownership by a governmental entity.

Note 13.  Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

Tax ID No.: 180-100-001-000
Fiscal Year: 2018-2019
1st Installment: $0.00
2nd Installment: $0.00
Exemption: $0.00
Land: $0.00
Improvements: $0.00
Personal Property: $0.00
Code Area: 004-002

Said parcel is exempt from valuation and assessment due to ownership by a governmental entity.

Note 14.  Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

Tax ID No.: 180-100-029-000
Fiscal Year: 2018-2019
1st Installment: $0.00
2nd Installment: $0.00
Exemption: $0.00
Land: $0.00
Improvements: $0.00
Personal Property: $0.00
Code Area: 004-002

Said parcel is exempt from valuation and assessment due to ownership by a governmental entity.
Note 15.  Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

| Tax ID No.: 173-130-038-000 |
| Fiscal Year: 2018-2019 |
| 1st Installment: $0.00 |
| 2nd Installment: $0.00 |
| Exemption: $0.00 |
| Land: $0.00 |
| Improvements: $0.00 |
| Personal Property: $0.00 |
| Code Area: 004-002 |

Said parcel is exempt from valuation and assessment due to ownership by a governmental entity.

Note 16.  Note: The charge for a policy of title insurance, when issued through this title order, will be based on the Basic Title Insurance Rate.

Note 17.  Your application for title insurance was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the seller/borrower must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

Note 18.  Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

Note 19.  If a county recorder, title insurance company, escrow company, real estate broker, real estate agent or association provides a copy of a declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold face type and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.

Note 20.  Note: Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirement cannot be met, please call the Company at the number provided in this report.

Note 21.  Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.

END OF NOTES
WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- NEVER RELY on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.

- ALWAYS VERIFY wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. Obtain the number of relevant parties to the transaction as soon as an escrow account is opened. DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.

- USE COMPLEX EMAIL PASSWORDS that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.

- USE MULTI-FACTOR AUTHENTICATION for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation: http://www.fbi.gov

Internet Crime Complain Center: http://www.ic3.gov
FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE
Revised May 1, 2018

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF", "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

Types of Information Collected
We may collect two types of information from you: Personal Information and Browsing Information.

Personal Information. FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

Browsing Information. FNF may automatically collect the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or mobile device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

How Personal Information is Collected
We may collect Personal Information about you from:

- information we receive from you on applications or other forms;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

How Browsing Information is Collected
If you visit or use an FNF Website, Browsing Information may be collected during your visit. Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics
Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to other websites. FNF is not responsible for the privacy practices or the content of any of those other websites. We advise you to read the privacy policy of every website you visit.
Use of Personal Information
FNF uses Personal Information for three main purposes:
• To provide products and services to you or in connection with a transaction involving you.
• To improve our products and services.
• To communicate with you about our, our affiliates’, and third parties’ products and services, jointly or independently.

When Information Is Disclosed
We may make disclosures of your Personal Information and Browsing Information in the following circumstances:
• to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
• to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
• to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
• to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
• in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.
The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Please see "Choices With Your Information" to learn the disclosures you can restrict.

Security of Your Information
We maintain physical, electronic, and procedural safeguards to guard your Personal Information. We limit access to nonpublic personal information about you to employees who need to know that information to do their job. When we provide Personal Information to others as discussed in this Privacy Notice, we expect that they process such information in compliance with our Privacy Notice and in compliance with applicable privacy laws.

Choices With Your Information
If you do not want FNF to share your information with our affiliates to directly market to you, you may send an "opt out" request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.
For Vermont Residents: We will not disclose information about you creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children
The FNF Websites are meant for adults and are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users
FNF’s headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans
Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the “Service Websites”). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender’s privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender’s privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except (1) as required or authorized by contract with the mortgage loan servicer or lender, or (2) as required by law or in the good-faith belief that such disclosure is necessary to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes
By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The revised Privacy Notice, showing the new revision date, will be posted on the FNF Website. Each time you provide information to us following any amendment of this Privacy Notice, your provision of information to us will signify your assent to and acceptance of the terms of the revised Privacy Notice for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you submit to us in any manner that we may choose without notice or compensation to you.

Accessing and Correcting Information; Contact Us
If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests via email to privacy@fnf.com, by phone to (888) 934-3354, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer
ATTACHMENT ONE

CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY - 1990

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 or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (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 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 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 claim, which arises out of the transaction vesting in the insured the estate or interest insured by this 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.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

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 notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests, or claims 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, 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.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

Attachment One (05/06/16)
ATTACHMENT ONE
(CONTINUED)

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

EXCLUSIONS

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

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division; and
   f. environmental protection.
   This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
   c. that result in no loss to You; or
   d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.
   This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors’ rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

<table>
<thead>
<tr>
<th>Covered Risk</th>
<th>Your Deductible Amount</th>
<th>Our Maximum Dollar Limit of Liability</th>
</tr>
</thead>
<tbody>
<tr>
<td>Covered Risk 16:</td>
<td>1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)</td>
<td>$10,000.00</td>
</tr>
<tr>
<td>Covered Risk 18:</td>
<td>1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)</td>
<td>$25,000.00</td>
</tr>
<tr>
<td>Covered Risk 19:</td>
<td>1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)</td>
<td>$25,000.00</td>
</tr>
<tr>
<td>Covered Risk 21:</td>
<td>1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)</td>
<td>$5,000.00</td>
</tr>
</tbody>
</table>
ATTACHMENT ONE
(CONTINUED)

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

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

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.

5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.

6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors’ rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.

7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

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

EXCEPTIONS FROM COVERAGE

[Except as provided in Schedule B - Part II,[ {or T} this policy does not insure against loss or damage, and the Company will not pay costs, attorneys’ fees, or expenses that arise by reason of:

<table>
<thead>
<tr>
<th>PART I</th>
</tr>
</thead>
</table>
| [The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:
| 1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
| 2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
| 3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
| 4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
| 5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
| 6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:]
EXCLUSIONS FROM COVERAGE

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

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

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

   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records in the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.

4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors’ rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.

5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

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

EXCEPTIONS FROM COVERAGE

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

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

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be ascertained by persons in possession of the Land.

3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

7. [Variable exceptions such as taxes, easements, CC&R’s, etc., shown here.]
ATTACHMENT ONE
(CONTINUED)

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY - ASSESSMENTS PRIORITY (04-02-15)

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, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.

5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.

6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.

7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 1(b) or 25.

8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.

9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors’ rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.

10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.

11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.
**Notice of Available Discounts**

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

Not all discounts are offered by every FNF Company. The discount will only be applicable to the FNF Company as indicated by the named discount.

<table>
<thead>
<tr>
<th><strong>FNF Underwritten Title Companies</strong></th>
<th><strong>Underwritten by FNF Underwriters</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>CTC – Chicago Title Company</td>
<td>CTIC – Chicago Title Insurance Company</td>
</tr>
<tr>
<td>CLTC – Commonwealth Land Title Company</td>
<td>CLTIC – Commonwealth Land Title Insurance Company</td>
</tr>
<tr>
<td>FNTC – Fidelity National Title Company</td>
<td>FNTIC – Fidelity National Title Insurance Company</td>
</tr>
<tr>
<td>FNTCCA – Fidelity National Title Company of California</td>
<td>FNTIC – Fidelity National Title Insurance Company</td>
</tr>
<tr>
<td>TICOR – Ticor Title Company of California</td>
<td>CTIC – Chicago Title Insurance Company</td>
</tr>
<tr>
<td>LTC – Lawyer's Title Company</td>
<td>CLTIC – Commonwealth Land Title Insurance Company</td>
</tr>
</tbody>
</table>

**Available Discounts**

**CREDIT FOR PRELIMINARY TITLE REPORTS AND/OR COMMITMENTS ON SUBSEQUENT POLICIES (CTIC, FNTIC)**

Where no major change in the title has occurred since the issuance of the original report or commitment, the order may be reopened within twelve (12) to thirty-six (36) months and all or a portion of the charge previously paid for the report or commitment may be credited on a subsequent policy charge.

**DISASTER LOANS (CTIC, CLTIC, FNTIC)**
The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within twenty-four (24) months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be fifty percent (50%) of the appropriate title insurance rate.

**CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, FNTIC)**

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be fifty percent (50%) to seventy percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be thirty-two percent (32%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.