

ATTACHMENT A



Redwood Empire Title Company of Mendocino County

405 S. Orchard Avenue, P. O. Box 238
Ukiah, CA 95482
Phone: (707)462-8666 • Fax: (707)462-5010

Our No.: 01301607RB

Your No.:

**Seller: Florence Miller and Steven Miller, as
successor co-trustees**

Buyer: Mendocino Land Trust

When replying Please Contact:

**ESCROW OFFICER: Rosanne Burlesci
rburlesci@redwoodtitle.com**

2nd UPDATED PRELIMINARY REPORT

Property Address: Unincorporated Area, Mendocino County, CA

In response to the above referenced application for a policy of title insurance, **Redwood Empire Title Company of Mendocino County** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit A attached. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

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

Dated as of July 29, 2013 at 07:30AM.

John Baron
Chief Title Officer

jbaron@redwoodtitle.com

The form of policy of title insurance contemplated by this report is:
CLTA Standard 1990 Owners Policy
Underwritten by Old Republic National Title Insurance Company

SCHEDULE A

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

a Fee as to Tracts One and Two; an Easement as to Tracts Three, Four and Five

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

Florence Miller and Steven Miller, as successor co-trustees of the trust established under the will of Edward Miller, deceased, by the Judgment of Distribution made by the Superior Court of the State of California, County of Contra Costa, Probate No. 39223 on April 26, 1976

3. The land referred to in this report is situated in the State of California, County of Mendocino and is described as follows:

Tract One:

Parcel One:

The Northeast quarter of the Southwest quarter; the South half of the North half of the Southeast quarter; and the South half of the Southeast quarter of Section 22; the Northeast quarter of the Southwest quarter; the South half of the Southwest quarter; and the Southeast quarter of Section 23; the South half of Section 24; the North half; and the Southwest quarter of Section 25; the North half of the North half; the North half of the Southwest quarter; the Southeast quarter; and the South half of the North half of Section 26; the Northeast quarter of Section 27, Township 13 North, Range 16 West, Mount Diablo Base and Meridian, together with any portion of Sections 23 and 24, Township 13 North, Range 16 West, Mount Diablo Base and Meridian acquired by Miller in the quitclaim deed recorded November 3, 1986 in Book 1588, Page 544, Mendocino County Records, and excepting therefrom any portion of said Sections 23 and 24 conveyed to Piper in the quitclaim deed recorded November 3, 1986 in Book 1588, Page 547, Mendocino County Records, Also excepting those portions of said Sections 25, 26 and 27 described in the deeds recorded February 21, 1992 in Book 1968, Page 531; February 22, 1994 in Book 2155, Page 428; and July 22, 1994 in Book 2190, Page 591, Mendocino County Records and excepting Parcels 1 through 13, inclusive, as numbered and designated upon the Parcel Map of Parcel Division 1-88 filed for record on September 4, 1991 in Map Case 2, Drawer 54, Pages 10, 11, 12 and 13, Mendocino County Records,

APN: 133-160-08, 133-160-12, 133-170-11, 133-210-06, 133-210-10, 133-210-11, 133-220-01, 133-220-20 and 133-220-24

Parcel Two:

Lots 11 through 20, inclusive; and the South half of the Southeast quarter of Section 19, together with that portion of Section 19, Township 13 North, Range 15 West, Mount Diablo Base and Meridian acquired by Miller in the quitclaim deed recorded November 3, 1986 in Book 1588, Page 544, Mendocino County Records, and excepting therefrom any portion of said Section 19 conveyed to Piper in the quitclaim deed recorded November 3, 1986 in Book 1588, Page 547, Mendocino County Records,

APN: 026-470-07

Parcel Three:

Lots 1, 2, 3, 4, 5, 8, 9, 10, 11 and 12; the West half of the Northeast quarter; the North half of the Southeast quarter; and all that portion of the Southeast quarter of the Southeast quarter lying East of the South Fork of Brush Creek, all in Section 30, Township 13 North, Range 15 West, Mount Diablo Base and Meridian, excepting those portions described in the quitclaim deeds recorded January 26, 2005 as Instrument No. 2005-01783 and 2005-01784, Mendocino County Records.

APN: 026-490-82, 026-490-85 and 026-490-86

Parcel Four:

Parcel 5 as numbered and designated upon the Parcel Map of Parcel Division 1-88 filed for record on September 4, 1991 in Map Case 2, Drawer 54, Pages 10, 11, 12 and 13, Mendocino County Records.

APN: 133-220-11

All of the above described property being merged into and to become part of the Remainder Parcel of the Parcel Map recorded in Map Case 2, Drawer 54, Pages 10 through 13, Mendocino County Records pursuant to Mendocino County Boundary Line Adjustment No. B18-94 by the deed recorded July 22, 1994 in Book 2190, Page 593, Mendocino County Records.

Tract Two:

All that certain real property situate in the County of Mendocino, State of California being a portion of Sections 30, 31 and 32, Township 13 North, Range 15 West, Mount Diablo Base and Meridian described as follows:

Commencing at the Southwest corner of said Section 30 as shown on that Record of Survey filed in Map Case 2, Drawer 44, Page 24, Mendocino County Records; thence along the Section line between said Sections 30 and 31 North 59°06'50" East, 1619.20 feet to a 1 inch iron pipe with aluminum cap stamped "P/C 1984 L.S. 4572" as shown on that Record of Survey filed in Map Case 2, Drawer 42, Page 48, Mendocino County Records; thence North 0°11'43" East, 2268.05 feet to the True Point of Beginning of this description; thence from the True Point of Beginning South 71°32'45" West, 548.73 feet to a 1/2 inch iron pipe plugged L.S. 3089 as shown on the aforementioned Record of Survey; thence North 0°06'34" West, 1427.79 feet to a 1/2 inch iron pipe plugged L.S. 3089 as shown on said Record of Survey; thence South 77°34'30" East, 2747.50 feet; thence North 74°16'04" East, 1155.40 feet; thence South 5°36'11" East, 2442.34 feet; thence South 88°31'27" East, 1274.06 feet; thence South 88°32'34" East, 1247.94 feet; thence South 9°40'00" East, 2895.00 feet; thence South 86°39'04" West, 50.00 feet; thence North 9°40'34" West, 1268.69 feet; thence South 83°54'38" West, 380.01 feet to a 3/4 inch rebar tagged L.S. 4455; thence South 25°25'38" West, 131.86 feet to a 3/4 inch rebar tagged L.S. 4455; thence South 83°35'04" West, 174.53 feet to a 3/4 inch rebar tagged L.S. 4455; thence South 73°02'44" West, 338.61 feet to a 3/4 inch rebar tagged L.S. 4455; thence South 72°31'04" West, 221.68 feet to a 3/4 inch rebar tagged L.S. 4455; thence South 9°43'55" East, 186.43 feet; thence South 8°18'56" East, 751.65 feet; thence South 86°39'04" West, 912.84 feet; thence North 13°36'49" West, 1276.50 feet to a 3/4 inch rebar tagged L.S. 4455; thence North 69°25'17" East, 242.52 feet to a 3/4 inch rebar tagged L.S. 4455; thence North 6°28'55" East, 211.80 feet to a 3/4 inch rebar tagged L.S. 4455; thence North 53°04'42" West, 514.90 feet to a 3/4 inch rebar tagged L.S. 4455; thence South 74°15'16" West 125.25 feet to a 3/4 inch rebar tagged L.S. 4455; thence South 12°31'36" East, 285.11 feet to a 3/4 inch rebar tagged L.S. 4455; thence South 80°39'16" West, 254.65 feet to a 3/4 inch rebar tagged L.S. 4455; thence North 9°18'43" East, 432.73 feet to a 3/4 inch rebar tagged L.S. 4455; thence North 31°55'49" West, 765.98 feet to a 3/4 inch rebar tagged L.S. 4455; thence South 4°38'54" East, 625.79 feet to a 3/4 inch rebar tagged L.S. 4455; thence South 6°40'54" East, 489.48 feet to a 3/4 inch rebar tagged L.S. 4455; thence South 81°08'57" West, 99.02 feet to a 3/4 inch rebar tagged L.S. 4455; thence North 12°29'34" West, 600.83 feet; thence North 9°51'05" West, 727.82 feet to a 3/4 inch rebar tagged L.S. 4455; thence North 35°44'23" West, 518.41 feet; thence North 35°37'05" West 475.09 feet to a 3/4 inch rebar tagged L.S. 4455; thence North 37°24'15" East, 100.00 feet to a 3/4 inch rebar tagged L.S. 4455; thence North 52°16'46" East, 1094.87 feet; thence North 5°49'08" West, 1064.68 feet; thence South 74°17'28" West, 1107.63 feet; thence South 53°49'31" West, 901.24 feet to a 3/4 inch rebar tagged L.S. 4455; thence South 78°13'52" East, 87.63 feet to a 3/4 inch rebar tagged L.S. 4455; thence South 24°42'55" East, 173.85 feet to a 3/4 inch rebar tagged L.S. 4455; thence South 22°03'10" West, 323.84 feet to a 3/4 inch rebar tagged L.S. 4455; thence South 67°43'55" East, 1029.21 feet to a 3/4 inch rebar tagged L.S. 4455; thence South 30°34'47" West, 100.00 feet to a 3/4 inch rebar tagged L.S. 4455; thence North 77°13'38" West, 778.82 feet to a 3/4 inch rebar tagged L.S. 4455; thence North 75°59'05" West, 1505.50 feet to a spike in the center of a 6.5 foot diameter double Redwood stump; thence North 24°38'03" West, 367.69 feet to the True Point of Beginning.

Excepting therefrom those portions described in the deed to Toni A. Saulls recorded August 26, 2011 as 2011-12435, Official Records.

APN: 026-490-88

The above described parcel is pursuant to Mendocino County Boundary Line Adjustment No. B4-11 by the deed recorded August 26, 2011 as 2011-12436, Mendocino County Records.

Tract Three:

Those certain easements for ingress, egress and utilities reserved in the deed executed by Florence Miller and Steven Miller as co-trustees, to Carsten Hunter, recorded February 25, 2005 as 2005-03984, Mendocino County Records.

Tract Four:

Those certain easements created in the Agreements executed by and between Longview Fibre Company and Florence Miller, et al, recorded September 8, 1983 in Book 1419, Pages 103 and 127, Mendocino County Records.

Tract Five:

Those certain easements for roadway and public utility purposes reserved as a benefit to the lands described in Tracts One and Two above in the following deeds:

- A) Deed to Charles S. Defay recorded January 30, 1992 in Book 1963, Page 267, Official Records.
- B) Deed to Susan D. Lynch recorded February 21, 1992 in Book 1968, Page 531, Official Records.
- C) Deed to Melvin and Kristine A. Kunihiro, Trustees recorded October 7, 1992 in Book 2030, Page 261, Official Records.
- D) Deed to William and Marilyn Spickler recorded November 13, 1992 in Book 2039, Page 501, Official Records.
- E) Deed to Leonard H. and Rachel L. Delffs recorded March 19, 1993 in Book 2069, Page 85, Official Records.
- F) Deed to Heather E. Burkhardt and Joaquin Sherman recorded May 6, 1993 in Book 2080, Page 496, Official Records.
- G) Deed to William B. Anderson and Jo Ann L. Alakszay recorded June 6, 1994 in Book 2180, Page 684, Official Records.

SCHEDULE B

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

1. Taxes and assessments, general and special, for the fiscal year 2013 - 2014, a lien not yet due or ascertainable.
2. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq. of the Revenue and Taxation Code of the State of California.
3. Rights of the public, County and/or City, in and to that portion of said land lying within the lines of Mountain View Road.
4. Easement(s) for the purposes stated herein and incidental purposes as provided in the document:
Recorded: October 7, 1897 in Book 41 of Deeds, Page 443
For: road
In favor of: County of Mendocino
5. Terms, provisions and right of way contained in the document recorded April 26, 1898 in Book 74 of Deeds, Page 218.
6. The effect of fishing rights for the people of the State of California reserved in the patent recorded July 8, 1922 in Book 23 of Patents, Page 309, Mendocino County Records.
7. Easement(s) for the purposes stated herein and incidental purposes as provided in the document:
Recorded: February 25, 1957 in Book 454, Page 167 of Official Records
For: public utilities
In favor of: The Pacific Telephone and Telegraph Company
8. Easement(s) for the purposes stated herein and incidental purposes as provided in the document:
Recorded: January 1, 1953 Book 469, Page 286 of Official Records
For: public utilities
In favor of: Pacific Gas and Electric Company
9. Terms, provisions, covenants, restrictions and conditions contained in a document executed pursuant to the California Land Conservation Act of 1965 (Williamson Act) and recorded February 23, 1972 in Book 877, Page 429 of Official Records.

Notices of Non-renewal recorded February 24, 1978 in Book 1134, Page 520 of Official Records and April 7, 1992 in Book 1981, Page 118 of Official Records.
10. Any facts, rights, interests or claims that may exist or arise by reason of matters, if any, disclosed by that certain Record of Survey filed April 1, 1982 in Map Case 2, Drawer 39, Page 1; June 22, 1983 in Map Case 2, Drawer 40, Page 55; February 14, 1984 in Map Case 2, Drawer 42, Page 48; April 30, 1985 in Map Case 2, Drawer 43, Page 9; January 22, 1986 in Map Case 2, Drawer 43, Page 100; February 24, 1986 in Map Case 2, Drawer 44, Page 24 and September 4, 1991 in Map Case 2, Drawer 54, Page 10.
11. Terms and provisions as contained in an instrument,
Entitled : Easement Agreement
Recorded: September 8, 1983 in Book 1419, Pages 98, 103, 113 and 127 of Official Records
12. Terms and provisions as contained in an instrument,
Entitled : Easement Agreement
Recorded: September 8, 1983 in Book 1419, Page 108 of Official Records

13. Terms and provisions as contained in an instrument,
Entitled : Easement Agreement
Recorded: September 8, 1983 in Book 1419, Page 123 of Official Records
14. Easement(s) for the purposes stated herein and incidental purposes as provided in the document:
Recorded: April 10, 1986 in Book 1554, Page 438 of Official Records
For: ingress, egress and public utilities
15. Terms and provisions as contained in an instrument,
Entitled : Boundary Line Adjustment
Recorded: November 3, 1986 in Book 1588, Page 539 of Official Records
16. Covenants, Conditions and Restrictions, but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, as provided in an instrument
Recorded: October 25, 1991 in Book 1943, Page 529 of Official Records
17. Easements, building setback lines, notations and/or recitals as shown or provided for on the map referred to in the legal description.
18. Easement(s) for the purposes stated herein and incidental purposes as provided in the document:
Recorded: January 30, 1992 in Book 1963, Page 267 of Official Records
For: roadway, public utilities, water well and system, pump, electrical pipeline and exclusive sewer easement
19. Easement(s) for the purposes stated herein and incidental purposes as provided in the document:
Recorded: February 21, 1992 in Book 1968, Page 531 of Official Records
For: roadway and public utilities
20. Easement(s) for the purposes stated herein and incidental purposes as provided in the document:
Recorded: February 25, 1992 in Book 1969, Page 276 of Official Records
For: installation, maintenance of a well, well pump electrical pipeline and equipment for water well and system
21. Easement(s) for the purposes stated herein and incidental purposes as provided in the document:
Recorded: August 14, 1992 in Book 2016, Page 33 of Official Records
For: roadway and public utilities
22. Easement(s) for the purposes stated herein and incidental purposes as provided in the document:
Recorded: October 7, 1992 in Book 2030, Page 261 of Official Records
For: roadway and public utilities
23. Easement(s) for the purposes stated herein and incidental purposes as provided in the document:
Recorded: November 13, 1992 in Book 2039, Page 501 of Official Records
For: roadway and public utilities
24. Easement(s) for the purposes stated herein and incidental purposes as provided in the document:
Recorded: March 19, 1993 in Book 2069, Page 85 of Official Records
For: roadway and public utilities
25. Easement(s) for the purposes stated herein and incidental purposes as provided in the document:
Recorded: May 6, 1993 in Book 2080, Page 496 of Official Records
For: roadway and public utilities

26. Easement(s) for the purposes stated herein and incidental purposes as provided in the document:
Recorded: June 17, 1993 in Book 2091, Page 598 of Official Records
For: roadway
27. Easement(s) for the purposes stated herein and incidental purposes as provided in the document:
Recorded: August 2, 1993 in Book 2102, Page 706 of Official Records
For: roadway
28. Terms and provisions as contained in an instrument,
Entitled : Quitclaim Deed
Recorded: February 22, 1994 in Book 2155, Page 431 of Official Records
29. Easement(s) for the purposes stated herein and incidental purposes as provided in the document:
Recorded: June 6, 1994 in Book 2180, Page 684 of Official Records
For: roadway and public utilities
30. Terms and provisions as contained in an instrument,
Entitled : Quitclaim Deed
Recorded: June 22, 1994 in Book 2190, Page 593 of Official Records
31. Terms and provisions as contained in an instrument,
Entitled : Easement Agreement
Recorded: May 21, 1996 in Book 2333, Page 612 of Official Records
32. Terms and provisions as contained in an instrument,
Entitled : Easement Agreement
Recorded: October 30, 1996 in Book 2371, Page 467 of Official Records
33. Easement(s) for the purposes stated herein and incidental purposes as provided in the document:
Recorded: January 26, 1998 in Book 2474, Page 378 of Official Records
For: road
In favor of: Pacific Bell
34. Easement(s) for the purposes stated herein and incidental purposes as provided in the document:
Recorded: April 7, 1998 in Book 2494, Page 684 of Official Records
For: roadway and public utilities
35. Easement(s) for the purposes stated herein and incidental purposes as provided in the document:
Recorded: April 15, 1998 in Book 2497, Page 261 of Official Records
For: ingress and egress
36. Deed of Trust to secure an indebtedness of the amount stated below and any other amounts payable under the terms thereof,
Amount : \$812,000.00
Trustor/Borrower : Florence Miller and Steven Miller, as successor Co-Trustees of the trust established under the Last Will and Testament of Edward Miller deceased
Trustee: Pacific Coast Farm Credit Services, ACA
Beneficiary/Lender: Pacific Coast Farm Credit Services, ACA
Dated: June 26, 1998
Recorded: August 4, 1998 in Book 1998-14730 of Official Records
 - a. The record beneficial interest under said Deed of Trust as a result of the last recorded assignment thereof is,
Vested In: Pacific Coast Farm Credit Services, FLCA
Recorded: October 28, 1999 s 1999-20671 of Official Records

- b. Substitution of Trustee under said Deed of Trust,
New Trustee: Pacific Coast Farm Credit Services, FLCA
Recorded: October 28, 1999 as 1999-20673 of Official Records
- 37. A Financing Statement filed/recorded in the office of the County Recorder, showing:
Debtor: Florence Miller, as successor Co-Trustee of the trust established under the Last Will and Testament of Edward Miller, also known as Ed Miller, deceased; Steven Miller, as successor Co-Trustee of the trust established under the Last Will and Testament of Edward Miller, also known as Ed Miller, deceased
Secured Party: Pacific Coast Farm Credit Services, ACA
Recorded: August 4, 1998 as 1998-14731 of Official Records
 - a. An Assignment of the above Financing Statement recorded June 23, 2003 as 2003-16134 of Official Records
To: American AgCredit, FLCA
 - b. Continuations of said Financing Statement recorded June 23, 2003 as 2003-16135; June 12, 2008 as 2008-08479 and April 3, 2013 as 2013-04944, all of Official Records.
- 38. Easement(s) for the purposes stated herein and incidental purposes as provided in the document:
Recorded: February 25, 2005 as 2005-03984 of Official Records
For: ingress, egress and utilities

Terms and provisions contained therein.
- 39. Easement(s) for the purposes stated herein and incidental purposes as provided in the document:
Recorded: August 26, 2011 as 2011-12435 of Official Records
For: roadway and public utilities
- 40. Any claim or loss arising from any defect or invalidity in, or unenforceability of, the rights described as Tracts Four, Five C and Five G herein occasioned by the failure of the instrument which created said rights to contain a sufficient description for the location of such easement, anything contained in the policy or endorsements thereto to the contrary notwithstanding.
- 41. Terms and conditions contained in the Trust established under the will of Edward Miller as disclosed by Judgment of Distribution recorded April 29, 1976 in Book 1038, Page 156 of Official Records
NOTE: The requirement that both:
 - a. a Certification of Trust be furnished in accordance with California Probate Code Section 18100.5; and
 - b. a complete copy of the trust instrument(s), together with a statement that the trust has not been revoked or otherwise terminated, be furnished for this Company's review.The Company reserves the right to make additional exceptions and/or requirements upon review of either of the above.

END OF SCHEDULE B

INFORMATIONAL NOTES:

1. Taxes and assessments, general and special, for the fiscal year 2012 - 2013, as follows
Assessor's Parcel No.: 026-470-07
Code No.: 103-006
1st Installment: \$177.98, Paid
2nd Installment: \$177.98, Paid
2. Taxes and assessments, general and special, for the fiscal year 2012- 2013, as follows
Assessor's Parcel No.: 026-490-82
Code No.: 103-005
1st Installment: \$144.34, Paid
2nd Installment: \$144.34, Paid
3. Taxes and assessments, general and special, for the fiscal year 2012 - 2013, as follows
Assessor's Parcel No.: 026-490-85
Code No.: 103-005
1st Installment: \$27.34, Paid
2nd Installment: \$27.34, Paid
4. Taxes and assessments, general and special, for the fiscal year 2012 - 2013, as follows
Assessor's Parcel No.: 026-490-86
Code No.: 103-005
1st Installment: \$19.23, Paid
2nd Installment: \$19.23, Paid
5. Taxes and assessments, general and special, for the fiscal year 2012 - 2013, as follows
Assessor's Parcel No.: 026-490-88
Code No.: 103-005
1st Installment: \$146.68, Paid
2nd Installment: \$146.68, Paid
6. Taxes and assessments, general and special, for the fiscal year 2012 - 2013, as follows
Assessor's Parcel No.: 133-160-08
Code No.: 103-006
1st Installment: \$77.45, Paid
2nd Installment: \$77.45, Paid
7. Taxes and assessments, general and special, for the fiscal year 2012 - 2013, as follows
Assessor's Parcel No.: 133-160-12
Code No.: 103-006
1st Installment: \$78.78, Paid
2nd Installment: \$78.78, Paid
8. Taxes and assessments, general and special, for the fiscal year 2012 - 2013, as follows
Assessor's Parcel No.: 133-170-11
Code No.: 103-005
1st Installment: \$64.81, Paid
2nd Installment: \$67.81, Paid
9. Taxes and assessments, general and special, for the fiscal year 2012 - 2013, as follows
Assessor's Parcel No.: 133-210-06
Code No.: 103-005
1st Installment: \$208.29, Paid
2nd Installment: \$208.29, Paid

10. Taxes and assessments, general and special, for the fiscal year 2012 - 2013, as follows
Assessor's Parcel No.: 133-210-10
Code No.: 103-005
1st Installment: \$60.64, Paid
2nd Installment: \$60.64, Paid
11. Taxes and assessments, general and special, for the fiscal year 2012 - 2013, as follows
Assessor's Parcel No.: 133-210-11
Code No.: 103-005
1st Installment: \$130.17, Paid
2nd Installment: \$130.17, Paid
12. Taxes and assessments, general and special, for the fiscal year 2012 - 2013, as follows
Assessor's Parcel No.: 133-220-01
Code No.: 103-005
1st Installment: \$134.92, Paid
2nd Installment: \$134.92, Paid
13. Taxes and assessments, general and special, for the fiscal year 2012 - 2013, as follows
Assessor's Parcel No.: 133-220-11
Code No.: 103-005
1st Installment: \$29.81, Paid
2nd Installment: \$29.81, Paid
14. Taxes and assessments, general and special, for the fiscal year 2012 - 2013, as follows
Assessor's Parcel No.: 133-220-02
Code No.: 103-005
1st Installment: \$132.53, Paid
2nd Installment: \$132.53, Paid
15. Taxes and assessments, general and special, for the fiscal year 2012 - 2013, as follows
Assessor's Parcel No.: 133-220-24
Code No.: 103-005
1st Installment: \$344.35, Paid
2nd Installment: \$344.35, Paid
16. NOTE: According to the public records, there have been no deeds conveying the property described in this report recorded within a period of 24 months prior to the date hereof except as follows:
NONE

"Notice: This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to roads and other land. No liability is assumed by reason of any reliance hereon."

Sec. 16, 17, 18, 19, 20, 21, T. 13 N., R. 15 W., M.D.B. & M.

(45)

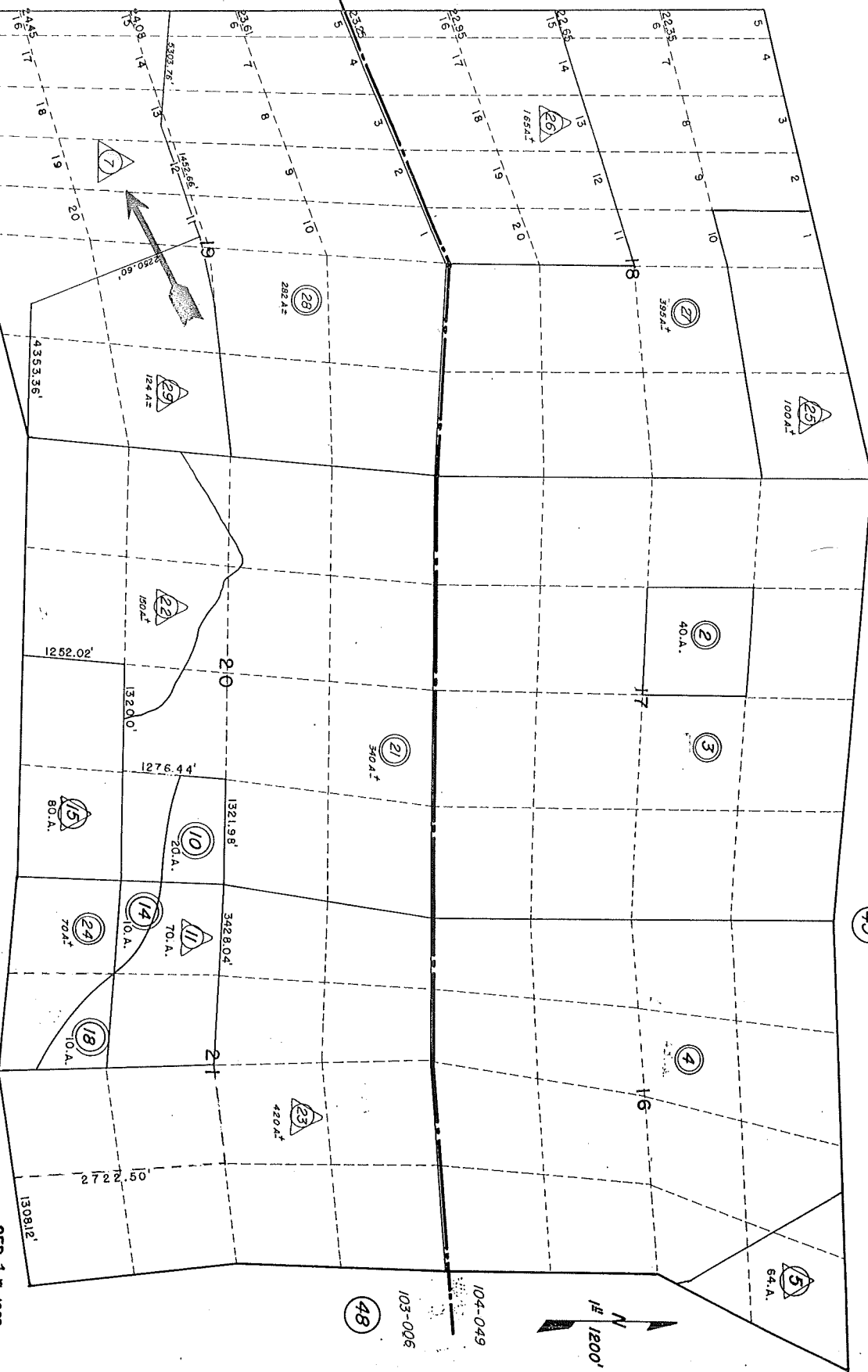
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103-006

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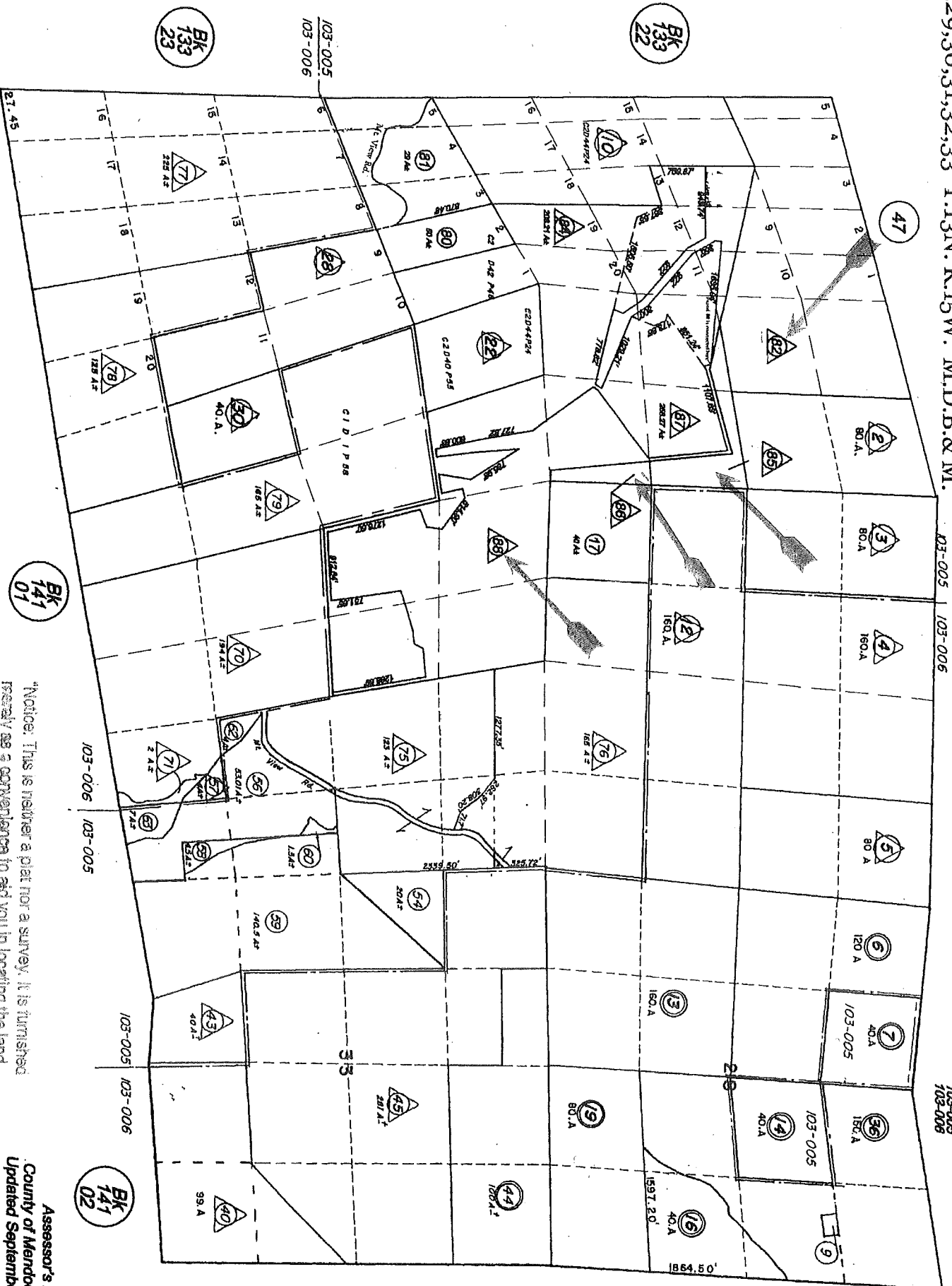
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1200'

(49)

NOTE: This map was prepared for assessment purposes only. No liability is assumed by reason of any reliance hereon.

Assessor's Map
County of Mendocino, Calif.

SEP 17 1998



"Notice: This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land interested person with reference to streets and other land. No liability is assumed by reason of any reliance hereon."

"Notice: This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to streets and other land. No liability is assumed by reason of any reliance hereon."

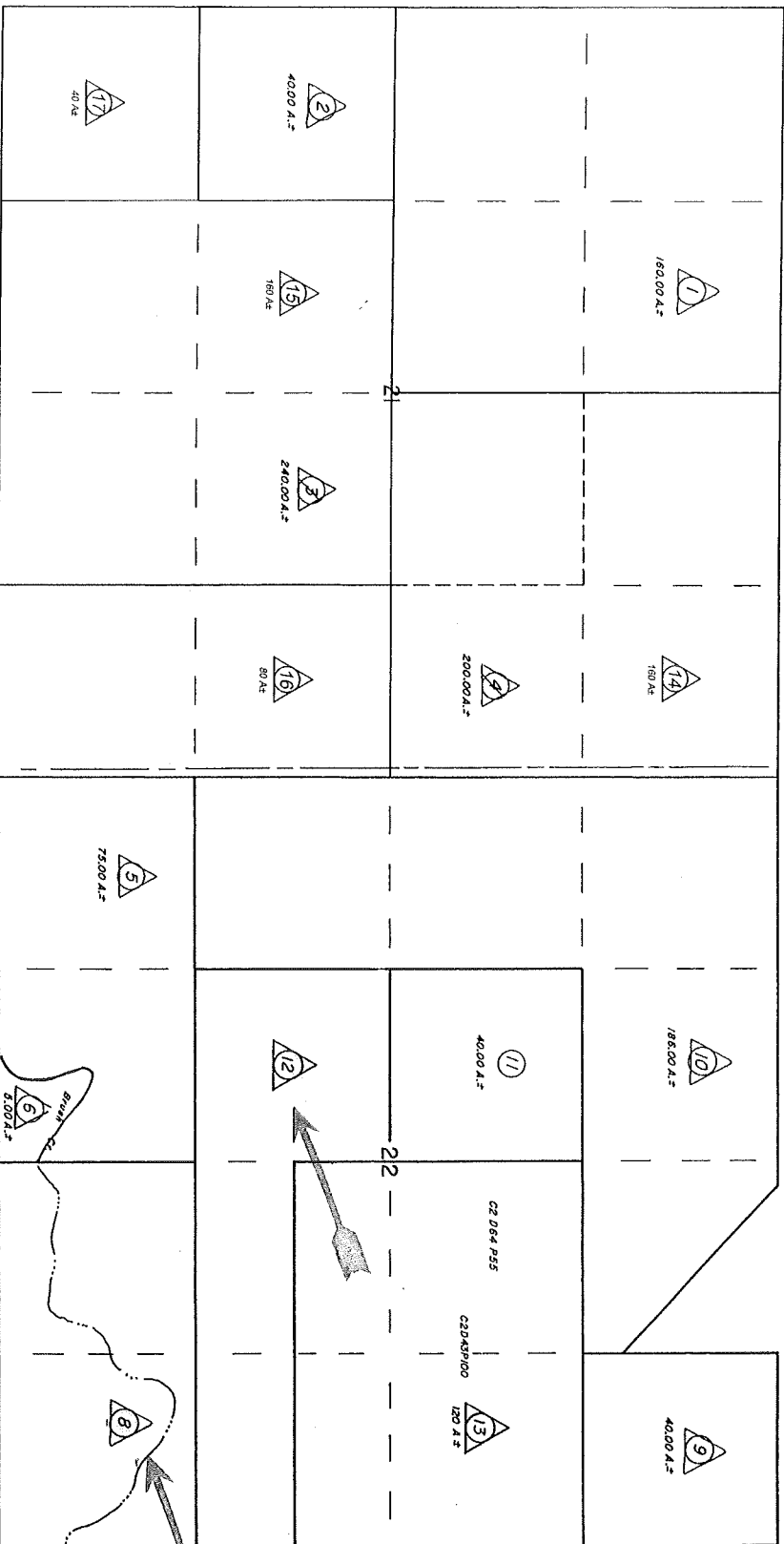
Sec. 21 & 22 T.13N. R.16W. M.D.B.& M.

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103-006

133-16

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26

103-005 | 103-006



103-005 | 103-006

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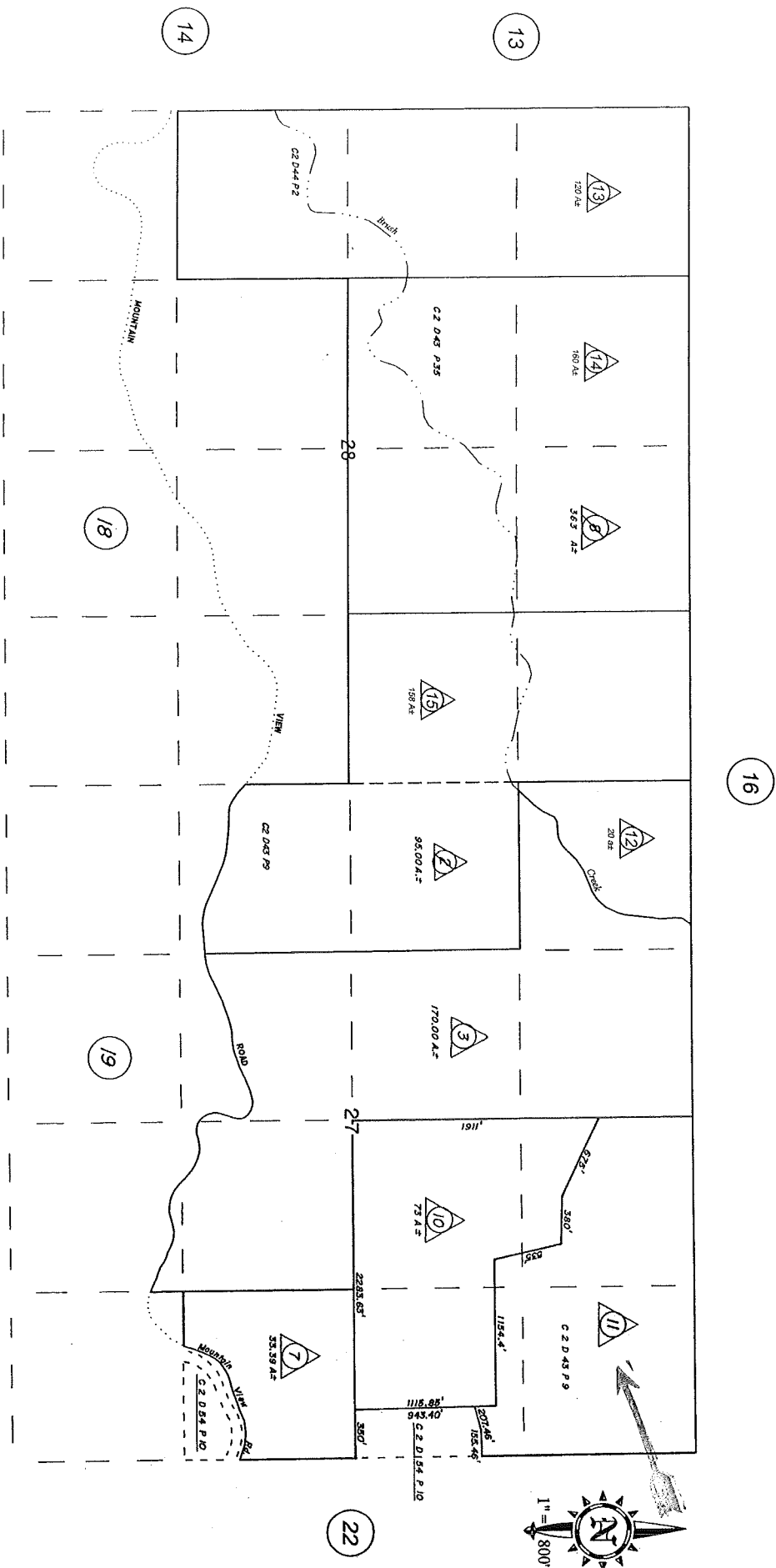
NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated

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Por. of Sec. 27 & 28 T.13N. R.16W. M.D.B.&M.

103-005

133 - 17



NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated

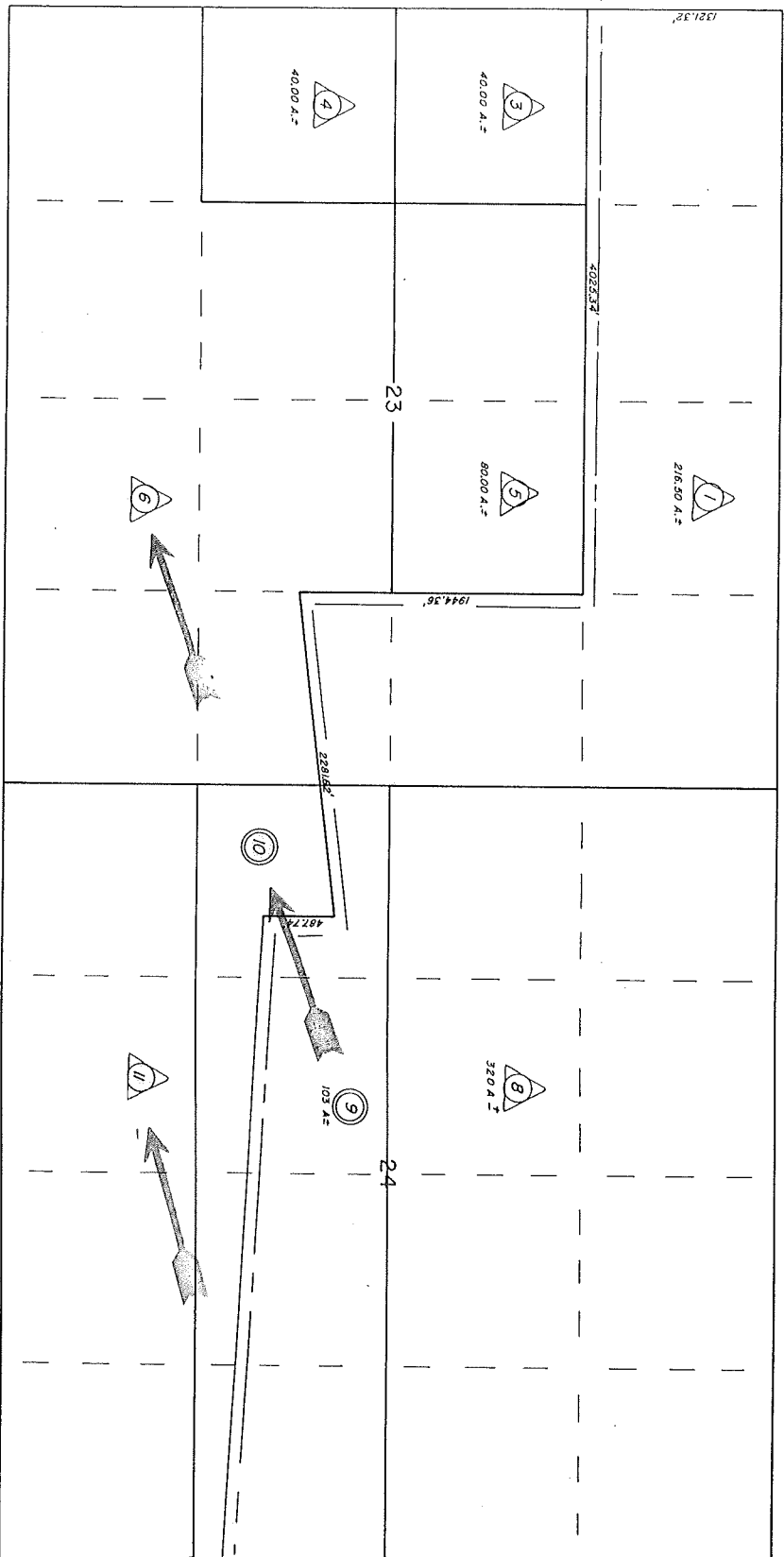
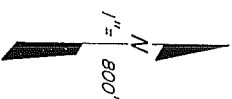
"Notice: This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to streets and other land. No liability is assumed by reason of any reliance hereon."

Sec. 23 & 24 T.13N. R.16W. M.D.B.&M.

103-005
103-006

133-21

Bk
132
29



Bk
26
47

103-006
103-005

22

16

103-006
103-005

SEP 04 1998

Assessor's Map

County of Mendocino, Calif.

NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated hereon.

March 1973

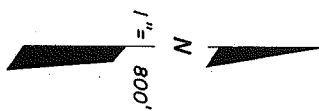
"Notice: This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to streets and other land. No liability is assumed by reason of any reliance thereon."

NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated hereon.

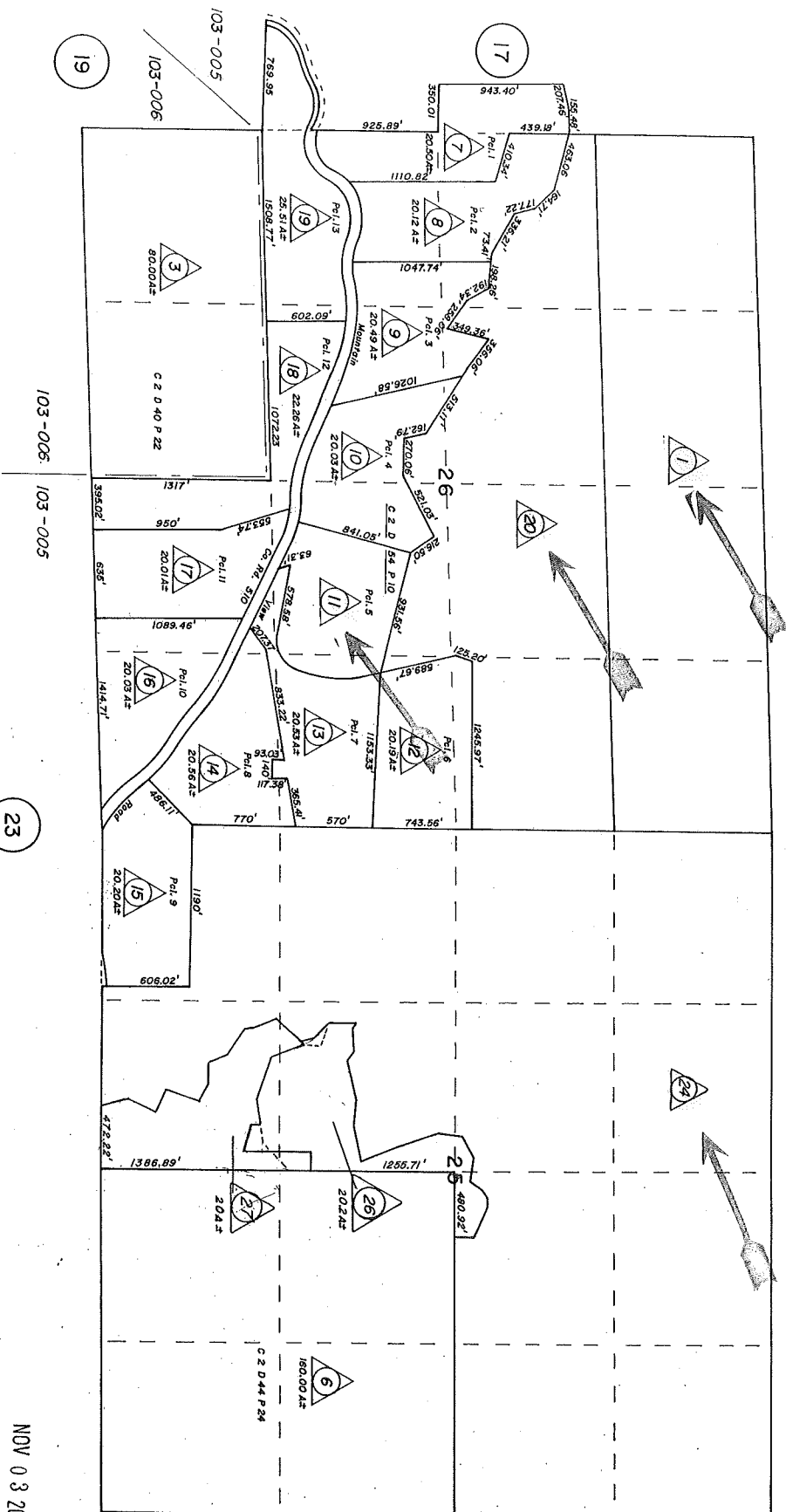
Sec. 25 & 26 T.13 N. R. 16 W. M.D. B. & M.

103-006
103-005

133-22



Bk 26
49



NOV 03 2004

Assessor's Map

County of Washington, Calif.

CLTA PRELIMINARY REPORT FORM (EXHIBIT A) (01-01-08)

**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 of 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.

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

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

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters:
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;

- (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
 5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
 6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
 7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).
- The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

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

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

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

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

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters:
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 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:

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 in 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 that 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.

Privacy Statement

July 1, 2001

We recognize and respect the privacy expectations of today's consumers and the requirements of applicable federal and state privacy laws. We believe that making you aware of how we use your non-public personal information ("Personal Information"), and to whom it is disclosed, will form the basis for a relationship of trust between us and the public we serve. This Privacy Statement provides that explanation. We reserve the right to change this Privacy Statement from time to time consistent with applicable privacy laws.

In the course of our business, we may collect Personal Information about you from the following sources:

- From applications or other forms we receive from you or your authorized representative;
- From your transactions with, or from the services being performed by us, our affiliates, or others;
- From our Internet web sites;
- From the public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others; and
- From consumer or other reporting agencies.

Our Policies Regarding the Protection of the Confidentiality and Security of Your Personal Information

We maintain physical, electronic and procedural safeguards to protect your Personal Information from unauthorized access or intrusion. We limit access to the Personal Information only to those employees who need such access in connection with providing products or services to you or for other legitimate business purposes.

Our Policies and Practices Regarding the Sharing of Your Personal Information

We may share your Personal Information with our affiliates, such as insurance companies, agents, and other real estate settlement providers. We may also disclose your Personal Information:

- to agents, brokers or representatives to provide you with services you have requested.
- to third-party contractors or service providers who provide services or perform marketing or other functions on our behalf; and
- to others with whom we enter into joint marketing agreements for products or services that we believe you may find of interest.

In addition, we will disclose your Personal Information when you direct or give us permission, when we are required by law to do so, or when we suspect fraudulent or criminal activities. We may also disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

One of the important responsibilities of some of our affiliated companies is to record documents in the public domain. Such documents may contain your Personal Information.

Right to Access Your Personal Information and Ability to Correct Errors or Request Changes or Deletion

Certain states afford you the right to access your Personal Information and, under certain circumstances, to find out to whom your Personal Information has been disclosed. Also, certain states afford you the right to request correction, amendment or deletion of your Personal Information. We reserve the right, where permitted by law, to charge a reasonable fee to cover the costs incurred in responding to such requests.

All requests must be made in writing to the following address:

Privacy Compliance Officer
Redwood Empire Title Company
P.O. Box 238
Ukiah, CA 95482

Multiple Products or Services

If we provide you with more than one financial product or service, you may receive more than one privacy notice from us. We apologize for any inconvenience this may cause you.