



**OLD REPUBLIC**  
TITLE COMPANY

1000 Burnett Ave., Suite 400  
Concord, CA 94520  
(925) 687-7880 Fax: (925) 687-5732

**PRELIMINARY REPORT**

WINDERMERE DIABLO REALTY  
975 Ygnacio Valley Road  
Walnut Creek, CA 94596

UPDATED #2

Our Order Number 0111015238-BS

Attention: LEILA HAMALAINEN

When Replying Please Contact:

Buyer:  
TO FOLLOW

Barbara Spadoni  
BSpadoni@ortc.com  
(925) 687-7880

Property Address:

101 Aspen Drive, Pacheco, CA 94553  
[Unincorporated area of Contra Costa County]

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

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit I attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the Homeowner's Policy of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit I. 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 I 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 February 12, 2018, at 7:30 AM

**READ AND APPROVED AS  
TO FORM AND CONTENT**

\_\_\_\_\_  
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**OLD REPUBLIC TITLE COMPANY**  
For Exceptions Shown or Referred to, See Attached

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

CLTA Standard Coverage Policy -1990; AND ALTA Loan Policy - 2006. A specific request should be made if another form or additional coverage is desired.

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

Fee

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

Joyce E. Turner, a widow, who acquired title as Joyce E. Turner, a married woman as her sole and separate property, as to Parcel One; and

Joyce E. Turner, Successor Trustee U.D.T. (Under Declaration of Trust), dated July 2, 1998 of The Turner Living Trust, as to Parcel Two

The land referred to in this Report is situated in the unincorporated area of the County of Contra Costa, State of California, and is described as follows:

PARCEL ONE:

Portion of the Rancho Las Juntas, described as follows:

Beginning on the North line of Center Avenue, formerly High Street, at the most Easterly corner of the 0.018 of an acre Parcel of land described in the Deed to Contra Costa County recorded July 21, 1953, Book 2163, Official Records, Page 374; thence from said point of beginning North 13° 58' 30" West along the East line of said Contra Costa County Parcel and along the West line of Aspen Drive, 100 feet to the Southeast corner of the Parcel of land described in the Deed to Reverend J.T. Van Petten, et ux, recorded June 21, 1946, Book 829, Official Records, Page 463; thence along the South and West lines of said Van Petten Parcel; South 81° 49' 45" west, 32.33 feet and North 30° 37' 15" West to the South line of the Parcel of land described in the Deed to the Pentecostal Church of God of America Northern District of California, recorded March 2, 1961, Book 3815, Official Records, Page 546; thence along the last mentioned line North 88° 52' West to the exterior boundary line of the Parcel of land described in the Deed to William Bock, et ux, recorded September 17, 1946, Book 842, Official Records, Page 398; thence along the exterior boundary of the last mentioned Parcel as follows: South 59° 26' East, 26.04 feet; South 49° 43' East, 23.38 feet; South 33° 47' East, 40.91 feet; and South 6° 55' East, 56.26 feet to the North line of Center Avenue, formerly High Street; thence North 89° 16' East along said North line being along the South line of said 0.018 of an acre Parcel first above referred to, 58.05 feet to the point of beginning.

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EXCEPTING THEREFROM:

1-The interest conveyed to Contra Costa County, be Deed from Etta R. Vlach, recorded July 21, 1953, Book 2163, Official Records, Page 374, "for use as a public highway".

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2-Any portion of that certain Parcel of land conveyed to the Board of Supervisors of the County of Contra Costa, by Deed recorded March 7, 1865, Book 12, Deeds, Page 273, and described as follows:

"All that portion of Lot 39 of the Survey of the Welch Ranch in said County, to-wit: Commencing at the Northeast corner of the Public Highway leading from Martinez to Pacheco; thence Southerly and Easterly until the same intersects the old road leading towards the School House, being a portion of said Lot 39 conveyed by W.T. Hendirck and wife, to party of the first part October 22, 1963 by Deed recorded in Recorders Office of Contra Costa County, in Volume 11, Page 120 Book of Deeds, the said land intended to be conveyed is the same now in use as a public highway and in width fifty feet".

PARCEL TWO:

Portion of Rancho Las Juntas described as follows:

Beginning at the Southwesterly corner of the Parcel of land described as Parcel One in the Deed to the Pentecostal Church of God of America Northern District of California, recorded October 1, 1951, Book 1829, Page 569, Official Records; thence from said point of beginning North 82° 51' 59" East along the Southwesterly line of said Pentecostal Church of God Parcel One, (Rec. North 81° 49' 45" East) 21.13 feet to the Southwesterly corner of the Parcel of land described in the Deed to Contra Costa County, recorded August 8, 1974, Book 7293, Page 737, Official Records; thence North 7° 44' 32" West (Rec. North 8° 46' 46" West) along the Westerly line of said county Parcel, 20.47 feet to a point bearing South 87° 49' 46" East, 31.93 feet from the Southeasterly corner of the Parcel of land described in the Deed to the Pentecostal Church of God of America Northern District of California, a corporation, recorded March 2, 1961, Book 3815, Page 546, Official Records; thence North 87° 49' 46" West, 31.93 feet to said Southeasterly corner, being also a point on the Westerly line of the Parcel first above mentioned along said Westerly line, (1829 O.R. 569); thence South 29° 35' 01" East (Rec. South 30° 37' 15" East) 27.74 feet to the point of beginning.

APN: 125-120-105

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

1. Taxes and assessments, general and special, for the fiscal year 2018 - 2019, a lien, but not yet due or payable.
2. Taxes and assessments, general and special, for the fiscal year 2017 - 2018, as follows:

Assessor's Parcel No	:	125-120-105	
Bill No.	:	2017-127676	
Code No.	:	79267	
1st Installment	:	\$135.54	Marked Paid
2nd Installment	:	\$135.54	Marked Paid
Land Value	:	\$11,817.00	

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3. 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.

4. Any special tax which is now a lien and that may be levied within the Mt. Diablo Unified School District Community Facilities District No. 1, notice(s) for which having been recorded.

NOTE: Among other things, there are provisions in said notice(s) for a special tax to be levied annually, the amounts of which are to be added to and collected with the property taxes.

NOTE: The current annual amount levied against this land is \$67.00.

NOTE: Further information on said assessment or special tax can be obtained by contacting:

Name : Associate Superintendent – Administrative Service of the Mt. Diablo  
Unified School District  
Telephone No. : (925) 682-8000

5. Terms and provisions as contained in an instrument,

Recorded : June 21, 1946 in Book 829 of Official Records, Page 463

6. Resolution approving the adoption of a specific plan for setback and alignment for Center Avenue.

Recorded: February 26, 1971, Book 6326, Page 808, Official Records.

7. The effect of an Offer of Dedication

Made By : Ralph Trost and Nellie Trost  
To : Contra Costa County  
For : Street and highway purposes  
Recorded : January 19, 1981, Book 10170, Page 78, Official Records  
Affects : The Easterly portion of the premises

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8. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : Easement  
Reserved By : The Pentecostal Church of God of American Northern District of California  
For : Driveway purposes  
Recorded : July 14, 1982 in Official Records under Recorder's Serial Number 82-77544  
Affects : None shown

The present ownership of said easement and other matters affecting the interests thereto, if any, are not shown herein.

Upon the terms and conditions contained therein.

And re-recorded May 24, 1983 in Book 11264 of Official Records, Page 458

9. Condition contained in the Deed from the Pentecostal Church of God of America Northern District of California, to Joyce Turner, recorded July 14, 1982, in Book 10851, Official Records, Page 36, an re-recorded May 24, 1983, in Book 11264, Official Records, Page 458, which recites as follows:

"All new driveway construction relative to the easement reserved by the Church will be paid by the Grantee herein. The Church patrons shall have the right to park on Grantee's property on Sunday's and the Grantee's patrons shall have the right to park on the Church property Monday through Saturday."

The above covenants, conditions and restrictions shall be binding on and pass to the benefit of all successor's in interest and heirs or devisee's of the parties herein.

Said matter affects Parcel Two

10. 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.

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11. Note: It appears that Old Republic National Title Insurance may be asked to insure against the rights of Mechanics Lien claimants. The Company may require the following:
  - A. Signed indemnities by all parties.
  - B. A copy of the construction cost breakdown.
  - C. Appropriate financial statements from all Indemnitors.
12. The requirement that this Company be provided with an opportunity to inspect the land (the Company reserves the right to make additional exceptions and/or requirements upon completion of its inspection).
13. The requirement that this Company be provided with a suitable Owner's Declaration (form ORT 174). The Company reserves the right to make additional exceptions and/or requirements upon review of the Owner's Declaration.
14. Any unrecorded and subsisting leases.

----- **Informational Notes** -----

- A. The applicable rate(s) for the policy(s) being offered by this report or commitment appears to be section(s) 1.1 and 2.1.
- B. The above numbered report (including any supplements or amendments thereto) is hereby modified and/or supplemented to reflect the following additional items relating to the issuance of an American Land Title Association loan form policy:

NONE

NOTE: Our investigation has been completed and there is located on said land vacant land known as 101 Aspen Drive, Pacheco, CA 94553.

The ALTA loan policy, when issued, will contain the CLTA 100 Endorsement and 116 series Endorsement.

Unless shown elsewhere in the body of this report, there appear of record no transfers or agreements to transfer the land described herein within the last three years prior to the date hereof, except as follows:

NONE

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C. NOTE: The last recorded transfer or agreement to transfer the land described herein is as follows:

Instrument  
Entitled : Grant Deed  
By/From : Ralph Trost and Nellie Trost, his wife  
To : Joyce E. Turner, a married woman as her sole and separate property  
Recorded : March 9, 1982 in Official Records under Recorder's Serial Number 82 25578

Said matters affect Parcel One

Quitclaim Deed executed by Byron Turner, a married man to Joyce E. Turner, his wife as her sole and separate property recorded March 9, 1982 in Official Records under Recorder's Serial Number 82 25579.

Said matters affect Parcel One

Grant Deed executed by Byron L. Turner and Joyce E. Turner, husband and wife as community property to Bryon L. Turner and Joyce E. Turner, Trustees, U.D.T. (Under Declaration of Trust) dated July 2, 1998, Trustees of the Turner Living Trust recorded November 3, 2000 in Official Records under Recorder's Serial Number 2000-0247849-00.

Said matters affect Parcel Two

D. "A Document entitled Affidavit - Death of Trustor/Trustee recorded July 22, 2015, Document No. 2015-0152612-00.

Said matters affect Parcel Two

E. All transactions that close on or after March 1, 2015 will include a \$20.00 minimum recording service fee, plus actual charges required by the County Recorder.

O.N.  
MMV/tp