

INTERIM BINDER FORM A
CLTA Interim Binder Form A (8-31-65)
CAP-90 (Rev. 6-80) DR:bk

048998

54790 037 826-011981

SCHEDULE A

Fee: \$554.40
Binder No.: 1029492-24
Amount of Liability: \$76,000.00
Date of Binder: April 22, 1991 at 3:31 P.M.

1. The estate or interest in the land described or referred to herein is:

A Fee

2. The estate or interest covered hereby at the date hereof is vested in:

KAP SOO CHO AND WIA J. CHO, husband and wife as joint tenants

3. The land referred therein is situated in the State of California, County of Los Angeles and is described as follows:

See Exhibit "A" attached hereto and made a part hereof.

EXHIBIT "A"

PARCEL 1:

The South half of the East half of Lot 4, Section 32, Township 5 North, Range 10 West, San Bernardino Meridian, in the County of Los Angeles, State of California.

PARCEL 2:

The North half of the East half of Lot 4, in Section 32, Township 5 North, Range 10 West, San Bernardino Meridian, in the County of Los Angeles, State of California.

EXCEPTIONS:

1. General and special taxes for the fiscal year 1991-1992, a lien not yet due and payable.
- 1a. The lien of supplemental or escaped assessments, if any, assessed pursuant to the provisions of Part 5, Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, all of the Revenue and Taxation Code of the State of California.

SAID ITEMS AFFECT TAX PARCEL NO. 29.

2. An easement for ingress and egress and incidental purposes as provided in the deed recorded February 27, 1970 as Instrument No. 4357.

Said easement affects the Northerly 40 feet and the Westerly and Easterly 32 feet of said land.

No representation is made as to the present ownership of said easement.
3. The effect of a Conditional Certificate of Compliance #26254, dated March 23, 1984, executed by the Department of Regional Planning and recorded June 11, 1984 as Instrument No. 84-693895, Official Records.

Subject to the terms, provisions, and conditions contained therein.
4. The effect of a Conditional Certificate of Compliance #26255, dated March 23, 1984, executed by the Department of Regional Planning and recorded June 11, 1984 as Instrument No. 84-693896, Official Records.

Subject to the terms, provisions, and conditions contained therein.
5. The effect of a Conditional Certificate of Compliance #26256, dated March 23, 1984, executed by the Department of Regional Planning and recorded June 11, 1984 as Instrument No. 84-693897, Official Records.

Subject to the terms, provisions, and conditions contained therein.

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Our No. 1029492-24
Continued :

6. The effect of a Conditional Certificate of Compliance #26257, dated March 23, 1984, executed by the Department of Regional Planning and recorded June 11, 1984 as Instrument No. 84-693898, Official Records.

Subject to the terms, provisions, and conditions contained therein.

7. A Deed of Trust to secure an indebtedness of \$22,000.00, and any other amounts payable under the terms thereof, recorded March 21, 1991, as Instrument No. 91-404786, Official Records.

Dated: March 2, 1991.

Trustor: Williams A. Williams and Marie Leticia Williams,
husband and wife as joint tenants.

Trustee: Continental Land Title Company, a California
corporation.

Beneficiary: Henry A. Schnathorst and Mildred N. Schnathorst, as
Trustees of the Schnathorst Family Trust dated March
19, 1985.

SAID ITEMS AFFECT TAX PARCEL NO. 30.

8. An easement for ingress and egress and incidental purposes as provided in the deed recorded February 27, 1970 as Instrument No. 4357.

Said easement affects the Northerly 40 feet and the Westerly and Easterly 32 feet of said land.

No representation is made as to the present ownership of said easement.

9. The effect of a Conditional Certificate of Compliance #26254, dated March 23, 1984, executed by the Department of Regional Planning and recorded June 11, 1984 as Instrument No. 84-693895, Official Records.

Subject to the terms, provisions, and conditions contained therein.

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Our No. 1029492-24
Continued :

10. The effect of a Conditional Certificate of Compliance #26255, dated March 23, 1984, executed by the Department of Regional Planning and recorded June 11, 1984 as Instrument No. 84-693896, Official Records.

Subject to the terms, provisions, and conditions contained therein.
11. The effect of a Conditional Certificate of Compliance #26256, dated March 23, 1984, executed by the Department of Regional Planning and recorded June 11, 1984 as Instrument No. 84-693897, Official Records.

Subject to the terms, provisions, and conditions contained therein.
12. The effect of a Conditional Certificate of Compliance #26257, dated March 23, 1984, executed by the Department of Regional Planning and recorded June 11, 1984 as Instrument No. 84-693898, Official Records.

Subject to the terms, provisions, and conditions contained therein.
13. A Deed of Trust to secure an indebtedness of \$22,000.00, and any other amounts payable under the terms thereof, recorded March 21, 1991, as Instrument No. 91-404782, Official Records.

Dated: March 2, 1991.
Trustor: William A. Williams and Marie Leticia Williams,
husband and wife as joint tenants.
Trustee: Continental Land Title Company, a California
corporation.
Beneficiary: Joy Brooks, Trustee of the Schnathorst Grandchildren
Trust.

INTERIM BINDER FORM A
Issued from the office of
WORLD TITLE COMPANY
Policy Issuing Agent for
TRANSAMERICA TITLE INSURANCE COMPANY

hereby agrees that it will issue, as of the hereinafter described date, its CLTA Policy of Title Insurance with a liability not exceeding \$76,000.00, showing, title to the estate or interest described to be vested in the nominee of the vestee named herein subject only to the exceptions referred to herein and to the printed schedules, conditions and stipulations in such policy; provided that a valid and sufficient instrument creating an insurable estate, interest, or lien in favor of the nominee of the vestee named herein is executed, delivered, and recorded within 730 days from the date stated below. If the aforementioned condition precedent is satisfied, such policy will be issued as of the date of the recording of such instrument, insuring such estate, interest or lien subject only to the exceptions set forth herein and to liens, encumbrances, and any other matters affecting the title which may intervene between the date below and the date of the recording of such instrument.

This binder is preliminary to the issuance of such policy of title insurance and shall become null and void unless such policy is issued and the premium therefor paid.