



801 N. Brand Boulevard, Suite 400
Glendale, CA 91203
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Dated as of May 26, 2026 at 8:00 A.M.

WEST COAST ESCROW - SHERMAN OAKS
15490 Ventura Boulevard Suite 105
Sherman Oaks, CA 91403

Attention: LIZ HOTZ-GONZALEZ

Your No.: 4520626-02555
Property Address: 13841 Valley Vista
Boulevard, Los Angeles, CA 91423

Order No.: 3910126-03657
Title Officer: Christa Francisco
Email: unit60@equitytitle.com

"PRELIMINARY REPORT"

In response to the above referenced application for a policy of title insurance, **Equity 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 below or not excluded from coverage pursuant to the printed schedules, conditions and stipulations of said policy forms.

The printed exceptions and exclusions from the coverage of said policy or policies are set forth in Exhibit B 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 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 set forth in the policy. Copies of the policy forms should be read. They are available from the office that issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit B 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.

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

ALTA/CLTA Homeowner's Policy of Title Insurance, if applicable, or
CLTA/ALTA Standard Owner's Policy; and/or
ALTA Loan Policy, if applicable, or CLTA Standard Loan Policy

A specific request should be made if another form or additional coverage is desired.

SCHEDULE A

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

A Fee

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

Nancy L. Fisher and Amy E. Ahlers, trustees of the Raymond and Nancy Fisher Survivor's Trust UTD November 9, 2001

The land referred to in this report is situated in the county of Los Angeles, State of California and is described as follows:

See Exhibit "A" attached hereto

EXHIBIT "A"

Lot 25 in Block "K" of Tract No. 4954, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 80, Pages 56 through 60, inclusive of maps, in the office of the County Recorder of said County.

APN: 2266-023-024

- End of Legal Description -

SCHEDULE B

At the date hereof exceptions to coverage in addition to the printed exceptions and exclusions in said policy form designated on the face page of this report would be as follows:

1. General and special taxes and/or assessments for the fiscal year 2026-2027, a lien, but not yet due or payable.
2. General and special taxes for the fiscal year 2025-2026.

Total:	\$2,498.14	
First Installment:	\$1,249.07	Paid
Penalty:	\$0.00	
Second Installment:	\$1,249.07	Paid
Penalty:	\$0.00	

Assessed Valuation:

Land Value:	\$61,991.00
Improvements:	\$117,546.00
Exemption:	\$7,000.00

Code Area:	00013
APN:	2266-023-024

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.

Please note that there may be a supplemental or an escaped assessment of taxes which will possibly be assessed due to the conveyance of said land or may be triggered due to the death of a prior owner. The Company makes no representations and is not responsible for identifying the amount or time period in which said taxes will be assessed against the subject property.

4. Water rights, claims or title to water, whether or not shown by the public records.
5. Any easements, recitals, setbacks, notations and other matters affecting said land for the purposes stated thereon, and incidental purposes therein, as shown on the recorded [map](#) referenced in the legal description
6. Provisions in a document prohibiting the buying, selling or handling of intoxicating liquors on said land.

Recorded: In [Book 6399, Page 320](#), of Deeds

Said document contains no other enforceable Covenants, Conditions or Restrictions.

Said Covenants, Conditions and Restrictions provide that a violation thereof shall not defeat nor render invalid the lien of any mortgage or deed of trust made in good faith and for value.

7. An easement as shown on the [map of said tract](#)

For: Public utilities and rights incidental thereto and incidental purposes.
Affects: The northerly 8 feet of said land

8. An easement as shown on the [map of said tract](#)

For: Sanitary Sewer and incidental purposes.
Affects: Southerly 8 Feet

9. An easement for purposes stated and incidental rights.

For: Pole lines and rights incidental thereto
Recorded: In [Book 2894 Page 272](#), of Official Records
Affects: The Rear 3 Feet of Said Land

10. An easement for purposes stated and incidental rights.

For: Pole lines, pipes and rights incidental thereto
Recorded: In [Book 9704 Page 342](#), of Official Records
Affects: The Rear 4 feet of Said Land

11. **A Deed of Trust to secure an original indebtedness and any other amounts or obligations secured thereby**

Amount: \$125,000.00
Dated: August 22, 2014
Trustor: Raymond C. Fisher and Nancy L. Fisher, Trustees of the Raymond and Nancy Fisher 2001 Trust dated July 20, 2012
Trustee: Verdugo Trustee Service Corporation
Beneficiary: Citibank, N.A.
Recorded: August 27, 2014 as Instrument No. [20140898492](#), of Official Records

Important-please note:

Said Deed of Trust secures a revolving line of credit agreement. this company will require that escrow obtain written confirmation from the current beneficiary that the account has been frozen prior to recording. we also require that the escrow obtain written instructions from the borrower to close the account in full, upon receipt of payment. failure to obtain the above items may result in this company holding funds until confirmation has been obtained from the beneficiary that the account has been paid in full and closed.

12. **Any defect or invalidity in the title of the vestees in the event such trust is invalid or fails to confer sufficient powers in the trustees, or in the event there is a lack of compliance with the terms and provisions of the trust instruments.**
13. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS Survey and/or inspection of said land.
14. Any defects, liens, encumbrances or other matters which name parties with the same or similar names as The Vestee(s).

Please forward the Statement of Information to this office as soon as possible, but no later than 10 working days prior to closing.