WFG National Title Insurance Company
a Williston Financial Group company

Title Contact Information:
WFG National Title Insurance Company
126 E Carrillo Street
Santa Barbara, CA 93101
Phone: (805) 698-8705
E-mail: kemrick@wfgtitle.com

Title Officer: Karl Emrick

Amended
PRELIMINARY REPORT

WFG National Title Insurance Company
126 E Carrillo Street
Santa Barbara, CA 93101
Phone: (805) 687-1700
Fax: (805) 687-1711
E-mail: ABlix@wfgtitle.com

Escrow Officer: Allison Blix

Order No.: 23-167960

Property Address:
0 Carreri Ranch
Los Alamos, CA 93440

APN: 099-030-059, 099-030-060, 099-030-061, 099-030-057

In response to the above referenced application for a policy of title insurance, WFG 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 of 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 One 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 also set forth in Exhibit One. 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 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.

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 or policies of title insurance contemplated by this report is/are:

Issued by WFG National Title Insurance Company
Dated as of: **January 3, 2024 at 7:30 am**

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

A Fee as to Parcel One, Two, Three and Four and an easement as to Parcel Six

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

Linda Kopcrak and Christina Carrari, appointed Co-Trustees of the Carrari Family Trust dated February 28, 2002

view image

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

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

EXHIBIT "A"
LEGAL DESCRIPTION

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

PARCEL ONE:

PARCEL A OF PARCEL MAP NO. 14,733 IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 62, PAGES 58 THROUGH 60 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING AND RESERVING TO GRANTOR'S TWENTY-FIVE PER CENT (25%) OF ANY INCOME RECEIVED FROM LANDOWNER'S RIGHTS IN OIL, HYDRO-CARBON SUBSTANCES AND MINERALS, IT BEING A CONDITION OF THIS GRANT THAT IN THE EVENT GRANTEE DEVELOPS SAID OIL, HYDRO-CARBON SUBSTANCES AND MINERALS IN SAID PROPERTY, THE LANDOWNER'S INTEREST SHALL BE ONE-SIXTH (1/6TH) OF THE VALUE OF THE OILS, HYDRO-CARBON SUBSTANCES AND MINERALS PRODUCED AS REFERRED TO IN THE GRANT DEED DATED MARCH 6, 1952 BY AND BETWEEN JOHN A. PARMA AND AGNES PATTEN PARMA, HUSBAND AND WIFE, GRANTORS AND TIMOTHY J. MANNING AND ESTHER F. MANNING, HUSBAND AND WIFE, GRANTEES AND RECORDED JULY 1, 1952 IN BOOK 1078 PAGE 345 AS INSTRUMENT NO. 9660 OF OFFICIAL RECORDS.

EXCEPTING AND RESERVING UNTO THE GRANTOR 25% OF ANY INCOME RECEIVED FROM LANDOWNERS RIGHTS IN OIL, HYDROCARBON SUBSTANCES AND MINERALS, IT BEING A CONDITION OF THIS GRANT THAT IN EVENT GRANTEE DEVELOPS SAID OIL, HYDROCARBON SUBSTANCES AND MINERALS IN SAID PROPERTY THE LANDOWNER'S INTEREST SHALL BE 1/6 OF VALUE OF OIL, HYDROCARBONS SUBSTANCES AND MINERALS PRODUCED AS REFERRED TO IN THE GRANT DEED DATED JULY 27, 1955 FROM FRANK S. HOFUES, A WIDOWER, GRANTOR, TO JOSEPH V. FERRERO, A SINGLE MAN ET AL, GRANTEES AND RECORDED SEPTEMBER 16, 1955 IN BOOK 1335 PAGE 387, AS INSTRUMENT NO. 1663.5 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM AND RESERVING UNTO THE GRANTORS THIRTY SEVEN AND ONE-HALF PERCENT (37.5%) OF ALL OF THE OIL, GAS AND OTHER HYDROCARBONS SUBSTANCES AND MINERALS IN, ON OR UNDER THE ABOVE DESCRIBED PROPERTY (ONE HALF) (1/2) OF GRANTOR'S SEVENTY-FIVE PERCENT (75%) INTEREST IN THE WHOLE) , TOGETHER WITH THE RIGHT TO ENTER INTO AND UPON SAID PROPERTY FOR THE PURPOSE OF EXPLORATION, PRODUCING AND REMOVING THEREFROM SAID OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS, BUT EXCLUDING THE RIGHT TO ENTER INTO AND UPON SAID PROPERTY FOR THE PURPOSE OF CONDUCTING ROCK, SAND OR GRAVEL MINING OPERATIONS, AS RESERVED BY GLORIA R. GARACOCHEA, TRUSTEE U/D/T DATED AUGUST 26, 1991, MARTIN MARTINEZ AND ROSALIE ALICE MARTINEZ, AS TRUSTEES OF THE MARTINEZ LIVING TRUST DATED JUNE 24, 1991, EUGENE F. FERRERO, ALSO KNOWN AS EUGENE FRANK FERRERO; EUGENE F. FERRERO AND MADELYN A. FERRERO, TRUSTEES OF THE FERRERO FAMILY TRUST DATED JULY 1, 1993 AND NORENE M. FERRERO, SUCCESSOR TRUSTEE OF THE ROBERT AND NORENE FERRERO REVOCABLE TRUST DATED OCTOBER 20, 1992 BY GRANT DEEDS RECORDED JULY 8, 1999 AS INSTRUMENT NO.'S 99-056371, 99-056372, 99-056373 AND 99-056374 ALL OF OFFICIAL RECORDS OF SAID COUNTY.

099-030-059

PARCEL TWO:

PARCEL B OF PARCEL MAP NO. 14,733 IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 62, PAGES 58 THROUGH 60 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING AND RESERVING TO GRANTOR'S TWENTY-FIVE PER CENT (25%) OF ANY INCOME RECEIVED FROM LANDOWNER'S RIGHTS IN OIL, HYDRO-CARBON SUBSTANCES AND MINERALS, IT BEING A CONDITION OF THIS GRANT THAT IN THE EVENT GRANTEE DEVELOPS SAID OIL, HYDRO-CARBON SUBSTANCES AND MINERALS IN SAID PROPERTY, THE LANDOWNER'S INTEREST SHALL BE ONE-SIXTH (1/6TH) OF THE VALUE OF THE OILS, HYDRO-CARBON SUBSTANCES AND MINERALS PRODUCED AS REFERRED TO IN THE GRANT DEED DATED MARCH 6, 1952 BY AND BETWEEN JOHN A. PARMA AND AGNES PATTEN PARMA, HUSBAND AND WIFE, GRANTORS AND TIMOTHY J. MANNING AND ESTHER F. MANNING, HUSBAND AND WIFE, GRANTEES AND RECORDED JULY 1, 1952 IN BOOK 1078 PAGE 345 AS INSTRUMENT NO. 9660 OF OFFICIAL RECORDS.

EXCEPTING AND RESERVING UNTO THE GRANTOR 25% OF ANY INCOME RECEIVED FROM LANDOWNERS RIGHTS IN OIL, HYDROCARBON SUBSTANCES AND MINERALS, IT BEING A CONDITION OF THIS GRANT THAT IN EVENT GRANTEE DEVELOPS SAID OIL, HYDROCARBON SUBSTANCES AND MINERALS IN SAID PROPERTY THE LANDOWNER'S INTEREST SHALL BE 1/6 OF VALUE OF OIL, HYDROCARBONS SUBSTANCES AND MINERALS PRODUCED AS REFERRED TO IN THE GRANT DEED DATED JULY 27, 1955 FROM FRANK S. HOFUES, A WIDOWER, GRANTOR, TO JOSEPH V. FERRERO, A SINGLE MAN ET AL, GRANTEES AND RECORDED SEPTEMBER 16, 1955 IN BOOK 1335 PAGE 387, AS INSTRUMENT NO. 1663.5 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM AND RESERVING UNTO THE GRANTORS THIRTY SEVEN AND ONE-HALF PERCENT (37.5%) OF ALL OF THE OIL, GAS AND OTHER HYDROCARBONS SUBSTANCES AND MINERALS IN, ON OR UNDER THE ABOVE DESCRIBED PROPERTY (ONE HALF) (1/2) OF GRANTOR'S SEVENTY-FIVE PERCENT (75%) INTEREST IN THE WHOLE) , TOGETHER WITH THE RIGHT TO ENTER INTO AND UPON SAID PROPERTY FOR THE PURPOSE OF EXPLORATION, PRODUCING AND REMOVING THEREFROM SAID OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS, BUT EXCLUDING THE RIGHT TO ENTER INTO AND UPON SAID PROPERTY FOR THE PURPOSE OF CONDUCTING ROCK, SAND OR GRAVEL MINING OPERATIONS, AS RESERVED BY GLORIA R. GARACOCHEA, TRUSTEE U/D/T DATED AUGUST 26, 1991, MARTIN MARTINEZ AND ROSALIE ALICE MARTINEZ, AS TRUSTEES OF THE MARTINEZ LIVING TRUST DATED JUNE 24, 1991, EUGENE F. FERRERO, ALSO KNOWN AS EUGENE FRANK FERRERO; EUGENE F. FERRERO AND MADELYN A. FERRERO, TRUSTEES OF THE FERRERO FAMILY TRUST DATED JULY 1, 1993 AND NORENE M. FERRERO, SUCCESSOR TRUSTEE OF THE ROBERT AND NORENE FERRERO REVOCABLE TRUST DATED OCTOBER 20, 1992 BY GRANT DEEDS RECORDED JULY 8, 1999 AS INSTRUMENT NO.'S 99-056371, 99-056372, 99-056373 AND 99-056374 ALL OF OFFICIAL RECORDS OF SAID COUNTY.

099-030-060

PARCEL THREE:

PARCEL C OF PARCEL MAP NO. 14,733 IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 62, PAGES 58 THROUGH 60 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

EXCEPTING AND RESERVING TO GRANTOR'S TWENTY-FIVE PER CENT (25%) OF ANY INCOME RECEIVED FROM LANDOWNER'S RIGHTS IN OIL, HYDRO-CARBON SUBSTANCES AND MINERALS, IT BEING A CONDITION OF THIS GRANT THAT IN THE EVENT GRANTEE DEVELOPS SAID OIL, HYDRO-CARBON SUBSTANCES AND MINERALS IN SAID PROPERTY, THE LANDOWNER'S INTEREST SHALL BE ONE-SIXTH (1/6TH) OF THE VALUE OF THE OILS, HYDRO-CARBON SUBSTANCES AND MINERALS PRODUCED AS REFERRED TO IN THE GRANT DEED DATED MARCH 6, 1952 BY AND BETWEEN JOHN A. PARMA AND AGNES PATTEN PARMA, HUSBAND AND WIFE, GRANTORS AND TIMOTHY J. MANNING AND ESTHER F. MANNING, HUSBAND AND WIFE, GRANTEES AND RECORDED JULY 1, 1952 IN BOOK 1077 PAGE 345 AS INSTRUMENT NO. 9660 OF OFFICIAL RECORDS.

EXCEPTING AND RESERVING UNTO THE GRANTOR 25% OF ANY INCOME RECEIVED FROM LANDOWNERS RIGHTS IN OIL, HYDROCARBON SUBSTANCES AND MINERALS, IT BEING A CONDITION OF THIS GRANT THAT IN EVENT GRANTEE DEVELOPS SAID OIL, HYDROCARBON SUBSTANCES AND MINERALS IN SAID PROPERTY THE LANDOWNER'S INTEREST SHALL BE 1/6 OF VALUE OF OIL, HYDROCARBONS SUBSTANCES AND MINERALS PRODUCED AS REFERRED TO IN THE GRANT DEED DATED JULY 27, 1955 FROM FRANK S. HOFUES, A WIDOWER, GRANTOR, TO JOSEPH V. FERRERO, A SINGLE MAN ET AL, GRANTEES AND RECORDED SEPTEMBER 16, 1955 IN BOOK 1335 PAGE 387, AS INSTRUMENT NO. 1663.5 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM 25% OF ALL OF THE OIL, GAS AND OTHER HYDROCARBONS SUBSTANCES AND MINERALS IN, ON OR UNDER THE ABOVE DESCRIBED PROPERTY (ONE HALF) (1/2) OF GRANTORS' FIFTY PERCENT (50%) INTEREST IN THE WHOLE), TOGETHER WITH THE RIGHT TO ENTER INTO AND UPON SAID PROPERTY FOR THE PURPOSE OF EXPLORATION, PRODUCING AND REMOVING THEREFROM SAID OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS, BUT EXCLUDING THE RIGHT TO ENTER INTO AND UPON SAID PROPERTY FOR THE PURPOSE OF CONDUCTING ROCK, SAND OR GRAVEL MINING OPERATIONS, AS RESERVED BY GLORIA R. GARACOCHEA, TRUSTEE U/D/T DATED AUGUST 26, 1991, MARTIN MARTINEZ AND ROSALIE ALICE MARTINEZ, AS TRUSTEES OF THE MARTINEZ LIVING TRUST DATED JUNE 24, 1991, EUGENE F. FERRERO, ALSO KNOWN AS EUGENE FRANK FERRERO; EUGENE F. FERRERO AND MADELYN A. FERRERO, TRUSTEES OF THE FERRERO FAMILY TRUST DATED JULY 1, 1993 AND NORENE M. FERRERO, SUCCESSOR TRUSTEE OF THE ROBERT AND NORENE FERRERO REVOCABLE TRUST DATED OCTOBER 20, 1992 BY GRANT DEEDS RECORDED JULY 8, 1999 AS INSTRUMENT NO.'S 99-056371, 99-056372, 99-056373 AND 99-056374 ALL OF OFFICIAL RECORDS OF SAID COUNTY.

099-030-061

PARCEL FOUR:

THAT PORTION OF THE RANCHO LOS ALAMOS, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS BEING DESCRIBED IN THE DEED RECORDED IN BOOK 1370, PAGE 269, OF OFFICIAL RECORDS OF SAID COUNTY AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POST IN A DEEP RAVINE ON THE SOUTHERN BOUNDARY LINE OF SAID RANCHO, BEING STATION NO. TWO OF THE COUNTY SURVEY NO. 357 MADE FOR JAMES B. SHAW, FROM WHICH STATION NO. ONE OF THE SURVEY OF SAID RANCHO SET AT THE SOUTHEAST CORNER THEREOF, BEARS SOUTH 77° 15' EAST 5,657.52 FEET DISTANT; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE OF SAID RANCHO NORTH 77° 15' WEST 11,814.00 FEET TO A POST ON THE SOUTH SLOPE OF A HIGH MOUNTAIN RANGE, SAID POINT BEING STATION NO. TWO OF COUNTY SURVEY NO. 358, MADE FOR THOMAS BELL AND THE TRUE POINT OF BEGINNING; THENCE NORTH 03° 30' EAST 14,575.44 FEET TO STATION NO. THREE OF SAID LAST MENTIONED SURVEY; THENCE ALONG THE WEST LINE OF SAID LAST MENTIONED SURVEY NORTH 05° 45' EAST 6,087.91 FEET TO A 3-INCH IRON PIPE SET IN CONCRETE AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO PACIFIC WESTERN OIL COMPANY, RECORDED IN BOOK 165, AT PAGE 1 OF OFFICIAL RECORDS; THENCE EAST ALONG THE SOUTHERLY LINE OF SAID LAST MENTIONED TRACT, 11,546.45 FEET TO THE SOUTHEAST CORNER OF SAID TRACT AND A POINT IN THE WESTERLY LINE OF COUNTY SURVEY NO. 357, DISTANT THEREON NORTH 05° 45' EAST 8,342.10 FEET FROM STATION NO. THREE OF SAID LAST MENTIONED SURVEY; THENCE SOUTH 05° 45' WEST 7,720.00 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF THE TRACT OF LAND DESCRIBED IN DEED TO WILLIAM E. FAIRCHILD, RECORDED MARCH 12, 1888, IN BOOK 21, AT PAGE 75 OF DEEDS, RECORDS OF SAID COUNTY; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID FAIRCHILD TRACT OF LAND TO THE NORTHWEST CORNER THEREOF; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID FAIRCHILD TRACT OF LAND AND ITS SOUTHERLY PROLONGATION TO INTERSECT THE SOUTHERLY LINE OF THE TRACT OF LAND DESCRIBED IN DEED TO PACIFIC COAST RAILROAD COMPANY RECORDED IN BOOK Z AT PAGE 364 OF DEEDS, RECORDS OF SAID COUNTY; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF SAID LAST MENTIONED TRACT OF LAND TO ITS INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF BLOCK SIX OF THE TOWN OF LOS ALAMOS; THENCE SOUTHERLY TO AND ALONG THE WESTERLY LINE OF SAID BLOCK SIX AND ITS SOUTHERLY PROLONGATION, TO INTERSECT THE CENTERLINE OF THE STATE HIGHWAY U.S. ROUTE 101; THENCE NORTHWESTERLY ALONG SAID CENTER LINE OF SAID HIGHWAY TO ITS INTERSECTION WITH THE CENTERLINE OF THE STATE HIGHWAY (NOW REFERRED TO AS STATE HIGHWAY 135) RUNNING IN A GENERAL WESTERLY DIRECTION THROUGH SAID RANCHO LOS ALAMOS TO HARRIS STATION; THENCE ALONG SAID LAST MENTIONED CENTER LINE TO ITS INTERSECTION WITH THE CENTER LINE OF SANTA RITA ROAD; THENCE IN A GENERAL SOUTHERLY DIRECTION ALONG SAID CENTER LINE OF SAID SANTA RITA ROAD TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF SAID RANCHO LOS ALAMOS; THENCE NORTH 77° 15' WEST ALONG SAID LAST MENTIONED LINE, 6,127.44 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING NORTH OF THE CENTERLINE OF THE STATE HIGHWAY RUNNING IN A GENERAL EAST-WEST DIRECTION LYING BETWEEN THE TOWNS OF LOS ALAMOS AND ORCUTT PER THE DEED RECORDED IN BOOK 1370, PAGE 269, OF OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPTING THEREFROM THOSE PORTIONS THEREOF INCLUDED WITHIN THE LINES OF THE SAID SANTA RITA ROAD, AS DESCRIBED IN DEEDS TO THE COUNTY OF SANTA BARBARA, RECORDED IN BOOK 4, AT PAGE 563 OF DEEDS, AND IN BOOK 5 AT PAGE 203 OF DEEDS, RECORDS OF SAID COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTER LINE OF THE STATE HIGHWAY, (NOW REFERRED TO AS STATE HIGHWAY 135) WHICH RUNS IN A WESTERLY DIRECTION THROUGH SAID RANCHO LOS ALAMOS AT ENGINEERS STATION 76 + 70 ACCORDING TO THE CALIFORNIA STATE HIGHWAY MAP DATED MARCH 24, 1913 AND DESIGNATED AT SHEET 4 OF 27, DIVISION V, ROUTE 2, SECTION B FROM WHICH THE INTERSECTION OF THE CENTER LINE OF SAID STATE HIGHWAY WITH THE CENTER LINE OF SANTA RITA ROAD BEARS SOUTH 79° 32' EAST 1479.50 FEET; THENCE LEAVING SAID ROAD CENTER LINE SOUTH 13° 30' WEST 1821.60; THENCE NORTH 72° 30' 00" WEST 210.23 FEEL; THENCE NORTH 40° 00' 00" WEST 526.87 FEET; THENCE NORTH 57° 55' 41" WEST 649.79 FEET; THENCE NORTH 54° 43' 36" WEST 606.24 FEET; THENCE NORTH 60° 05' 39" WEST 1268.43 FEEL TO THE WESTERLY LINE OF THE TRACT OF LAND DESCRIBED AS PARCEL ONE IN THE DEED TO H. JAMES HOPKINS, RECORDED DECEMBER 11, 1951 AS INSTRUMENT NO. 19293 IN BOOK 1036, PAGE 449 OF OFFICIAL RECORDS; THENCE ALONG SAID WESTERLY LINE OF HOPKINS NORTH 03° 30' 00" EAST 1265.45 FEET TO THE INTERSECTION OF THE ABOVE-MENTIONED STATE HIGHWAY CENTERLINE; THENCE IN A GENERAL SOUTHEASTERLY AND EASTERLY DIRECTION ALONG THE CENTERLINE OF SAID STATE HIGHWAY TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ONE-HALF OF ALL OF THE OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS IN, ON OR UNDER THE ABOVE DESCRIBED PROPERTY, AS RESERVED IN THE DEED FROM H. JAMES HOPKINS, ET UX., DATED MARCH 28, 1956 AND RECORDED MARCH 30, 1956 AS INSTRUMENT NO. 6036, IN BOOK 1370, PAGE 269 OF OFFICIAL RECORDS; WHICH DEED FURTHER RECITES AS FOLLOWS: "TOGETHER WITH THE RIGHT TO ENTER INTO AND UPON SAID PROPERTY FOR THE PURPOSE OF EXPLORATION, FOR AND PRODUCING AND REMOVING THEREFROM SAID OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS."

ALSO EXCEPTING THEREFROM 25% OF ALL THE OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS IN, ON OR UNDER THE ABOVE DESCRIBED PROPERTY (ONE-HALF OF GRANTORS OF FIFTY PERCENT (50%) INTEREST IN THE WHOLE), AS RESERVED BY GLORIA R. GARACOCHCA, TRUSTEE U/D/T DATED AUGUST 26, 1991, MARTIN MARLINES AND ROSALIE ALICE MARTINEZ, AS TRUSTEES OF THE MARTINEZ LIVING TRUST DATED JUNE 24, 1991, EUGENE F. FERRERO, ALSO KNOWN AS EUGENE FRANK FERRERO; EUGENE F. FERRERO AND MADELYN A. FERRERO, TRUSTEES OF THE FERRERO FAMILY TRUST DATED JULY 1, 1993 AND NORENE M. FERRERO, SUCCESSOR TRUSTEE OF THE ROBERT AND NORENE FERRERO REVOCABLE TRUST DATED OCTOBER 20, 1992 BY GRANT DEEDS RECORDED JULY 8, 1999 AS INSTRUMENT NO.'S 99-56371, 99-056372, 99-056373 AND 99-056374, ALL OF OFFICIAL RECORDS; WHICH DEED FURTHER RECITES: "TOGETHER WITH THE RIGHT TO ENTER UPON SAID PROPERTY FOR THE PURPOSE OF EXPLORATION, PRODUCING AND REMOVING SAID OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, BUT EXCLUDING THE RIGHT TO ENTER INTO AND UPON SAID PROPERTY FOR THE PURPOSE OF CONDUCTING ROCK, SAND OR GRAVEL MINING OPERATIONS".

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN LOT LINE ADJUSTMENT NO. 99-LA-005, RECORDED DECEMBER 08, 2000 AS INSTRUMENT NO. 2000-0077565, OF OFFICIAL RECORDS.

099-030-057

PARCEL FIVE:

THAT PORTION OF RANCHO LOS ALAMOS, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A WELL SITE 50 FEET SQUARE ON THAT PORTION OF LAND BEING RETAINED BY THE GRANTOR AND AS SHOWN ON THAT CERTAIN MAP RECORDED IN BOOK 36, PAGE 44 RECORD OF SURVEYS; THE CENTER OF WHICH IS 186 FEET EAST OF A POINT ON THE WEST LINE OF THE "RETAINED PARCEL" THAT IS 311 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID "RETAINED PARCEL"; AS DESCRIBED AND SUBJECT TO THE TERMS AND CONDITIONS IN THAT CERTAIN DEED FROM FRANK S. HOFUES, A WIDOWER AS GRANTEE, TO JOSEPH V. FERRERO, A SINGLE MAN, ET AL., AS GRANTOR, DATED JULY 27, 1955 AND RECORDED SEPTEMBER 16, 1955 AS INSTRUMENT NO. 16635 IN BOOK 1335 PAGE 387 OF OFFICIAL RECORDS OF SAID COUNTY.

EXCEPTING AND RESERVING TO GRANTOR'S TWENTY-FIVE PER CENT (25%) OF ANY INCOME RECEIVED FROM LANDOWNER'S RIGHTS IN OIL, HYDRO-CARBON SUBSTANCES AND MINERALS, IT BEING A CONDITION OF THIS GRANT THAT IN THE EVENT GRANTEE DEVELOPS SAID OIL, HYDRO-CARBON SUBSTANCES AND MINERALS IN SAID PROPERTY, THE LANDOWNER'S INTEREST SHALL BE ONE-SIXTH (1/6TH) OF THE VALUE OF THE OILS, HYDRO-CARBON SUBSTANCES AND MINERALS PRODUCED AS REFERRED TO IN THE GRANT DEED DATED MARCH 6, 1952 BY AND BETWEEN JOHN A. PARMA AND AGNES PATTEN PARMA, HUSBAND AND WIFE, GRANTORS AND TIMOTHY J. MANNING AND ESTHER F. MANNING, HUSBAND AND WIFE, GRANTEES AND RECORDED JULY 1, 1952 IN BOOK 1078 PAGE 345 AS INSTRUMENT NO. 9660 OF OFFICIAL RECORDS.

099-030-029

PARCEL SIX:

THAT PORTION OF RANCHO LOS ALAMOS, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A RIGHT OF WAY FOR ROAD PURPOSES OVER A STRIP OF LAND 20 FEET WIDE LYING WESTERLY OF AND ADJACENT TO A LINE THAT IS 23 FEET WESTERLY OF AND PARALLEL TO THE FOLLOWING DESCRIBED LINE:
BEGINNING AT A ½ INCH SURVEY PIPE SET ON THE SOUTHERLY SIDE OF THE STATE HIGHWAY LEADING FROM LOS ALAMOS TO ORCUTT, OPPOSITE STATION 27+56.88 OF THE CENTER LINE OF SAID HIGHWAY LOCATED IN DIVISION V AND KNOWN AS ROUTE 2, SECTION B, ACCORDING TO HIGHWAY MAP, SHEET 2 OF 27 SHEETS, APPROVED MARCH 24, 1913 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SANTA BARBARA COUNTY, THENCE SOUTH 16°32'10" WEST 1,478 FEET, AND BEING THE WESTERLY 20 FEET OF THE EASTERLY 43 FEET OF THAT PORTION OF LAND BEING RETAINED BY THE GRANTOR AND AS SHOWN ON THAT CERTAIN MAP RECORDED IN BOOK 36, PAGE 44 RECORD OF SURVEYS AND AS DESCRIBED AND SUBJECT TO THE TERMS AND CONDITIONS IN THAT CERTAIN DEED FROM FRANK S. HOFUES, A WIDOWER AS GRANTEE, TO JOSEPH V. FERRERO, A SINGLE MAN, ET AL., AS GRANTOR, DATED JULY 27, 1955 AND RECORDED SEPTEMBER 16, 1955 AS INSTRUMENT NO. 16635 IN BOOK 1335 PAGE 387 OF OFFICIAL RECORDS OF SAID COUNTY.

APN: 099-030-059, 099-030-060, 099-030-061, 099-030-057

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

1a. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2022 - 2023:

1st Installment:	$15,054.64, Paid
2nd Installment:	$15,054.64, Paid
APN.:	99-030-059
Code Area:	80-128

Said matter affects Parcel One

1b. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2023-2024:

1st Installment:	$4,021.01, Paid
2nd Installment:	$4,0021.01, Paid
APN.:	099-030-060
Code Area:	80-128

Said matter affects: Parcel Two

1c. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2023-2024:

1st Installment:	$3,348.08, Paid
2nd Installment:	$3,48.08, Paid
APN.:	099-030-061
Code Area:	80-128

Said matter affects: Parcel Three

1d. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2023-2024:

1st Installment:	$7,068.89, Paid
2nd Installment:	$7,068.89, Paid
APN.:	099-030-057
Code Area:	80-128

Said matter affects: Parcel Four

1e. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2023-2024:

1st Installment:	$4.07, Paid
2nd Installment:	$4.07, Paid
APN.:	099-030-029
Code Area:	80-128

Said matter affects: Parcel Five

1f. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

1g. Assessments, for community facility districts, if any, affecting said land which may exist by virtue of assessment maps or notices filed by said districts.

1h. The liens of bonds and assessments liens, if applicable, collected with the general and special taxes.

2. Water rights, claims or title to water, whether or not shown by the public records.

3. Ownership of, or rights to, minerals or other substances, subsurface and surface, of whatsoever kind, including, but not limited to coal, ores, metals, lignite, oil, gas, geothermal resources, brine, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether the ownership or rights arise by lease, grant, exception, conveyance, reservation or otherwise, and whether or not appearing in the Public Records or listed in Schedule B.

4. The right of the public to any portion of said land lying within Highway 135.

   Said matter affects Parcels One, Two, Three and Four

5. The right of the public to any portion of said land lying within Santa Rita Road

   Said matter affects Parcels One and Four

6. The right of the public to any portion of said land lying within Drum Canyon Road

   Said matter affects One and Three

7. A conveyance of road and rights incidental thereto, as set forth in a document recorded on November 8, 1884, Book 4 Page 563 of Deeds and Book 5 Page 203 of Deeds, subject to the Covenants, Conditions and Restrictions therein.

   Said matter affects: Parcels One and Four

8. A right of way for pipe lines for transportation of oil, should same cross or intersect with land as indicated by deed from Associated Oil Company to Associated Transportation Company recorded in Book 126, Page 487 of Deeds, which said deed purports to convey a 6 inch pipe line about 3 miles in length from a point from what is known as Careaga station on said Rancho of Los Alamos Oil and Development Company to Los Alamos, in the County of Santa Barbara, and in deed from Associated Transportation Company to Associated Oil Company, recorded April 15, 1912 in Book 134, Page 580 of Deeds and also indicated on the old Official Map of County of Santa Barbara approved and declared to be the Official Map of said County in November 1909.

9. The right of way and incidents thereto for State Highway purposes upon, over and across portions of the lands herein described, as described in deed to State of California recorded August 12, 1933 as Instrument No. 5192 in Book 287 at Page 284 of Official Records.

   Said matter affects: Parcels One, Two, Three and Four

10. Covenants, conditions, restrictions in the document recorded on September 16, 1955 as Instrument No. 16635 in Book 1335, Page 387 of Official Records.

11. Covenants and Conditions contained in the deed from John A Parma, et ux, as Grantor, to Timothy J. Manning et ux, as Grantee, recorded on July 1, 1952, as Instrument No. 9660 Book 1078 page 345, of Official Records.

    Reference is hereby made to said document for full particulars.

12. An subsurface oil and gas lease for the term therein provided with certain covenants, conditions and provisions, together with easements, if any, as set forth therein.

    Dated: October 21, 1997
    Lessor: Noreen M. Ferrero, Thomas Patten Wilder, Martin Martinez and Rosalie A. Martinez, Edmond M. Garacochea and Gloria R. Garacochea, Eugene F. Ferrero and Madelyn A. Ferrero, Jean Wilder, and Laura Louise Bell, Executor
    Lessee: Oilwell Technologies and Enhancement Corp.
    Recorded: November 10, 1997 as Instrument No. 97-67891, of Official Records

And recorded: November 19, 1997, Instrument Nos. 97-70086, 70087 and 70088, of Official Records

And recorded December 12, 1997, Instrument No. 97-76348, of Official Records

And recorded: March 10, 1998, Instrument No. 98-14867, of Official Records

No assurance is made as to the present ownership of the leasehold created by said lease, nor as to other matters affecting the rights or interests of the lessor or lessee in said lease.

13. An easement for Irrigation pipelines, ingress, egress and rights incidental thereto, as set forth in a document recorded on June 7, 1999, as Instrument No. 1999-056371-1999-56374, of Official Records.

    Reference is hereby made to said document for full particulars.

    Said easement is not defined by its description

14. The terms, conditions and provisions contained in the document entitled Grant Deed, recorded on September 11, 2002, as Instrument No.2002-0088968, Official Records.

    Reference is hereby made to said document for full particulars.

    Said deed recites " Reserving an easement for the purpose of maintenance and repair of the existing 10" transite water pipe located on said parcel"

15. Covenants and restrictions imposed by a Land Conservation Contract executed pursuant to Section 51200 et seq. California Government Code.

    Dated: September 17, 2002
    Executed by: Joe F. Carrari and Phyllis M. Carari, as Trustees of the Carrari Family Trust UDTA dated February 28, 2002 and the County of Santa Barbara
    Recorded: September 19, 2002, Instrument No. 2002-93003, of Official Records
    Affects: Said land

16. An oil and gas lease, executed by Joe F Carrari and Phyllis M. Carrari as Lessor and Purisma Hills LLC, a California limited liability company as Lessee, recorded on November 30, 2004 as Instrument No. 2004-125744, of Official Records.

    An amendment of said of Oil and Gas lease recorded February 11, 2008 as Instrument No. 2008-0007532 of Official Records

    Matters affecting the present interest of the lessor or lessee are not shown herein.

17. The terms, conditions and provisions contained in the document entitled "Memorandum of License Agreement for Shale and Rock Quarry" dated March 20, 2006, executed by and between Ailamer Investments LLC and The Carrari Family Trust u/d/t dated February 28, 2002 recorded March 20, 2006, Instrument No. 2006-22028, of Official Records.

    Reference is hereby made to said document for full particulars.

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

    Entitled: Notice of Nonresponsibility
    Lessor: Joe F. Carrari and Phyllis M. Carrari, as Trustees of The Carrari Family Trust UDTA dated February 28, 2002
    Lessee: Not disclosed of public record
    Recorded: July 7, 2006, Instrument No. 2006-45603, of Official Records

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

19. The terms, conditions and provisions contained in the document entitled Memorandum of License Agreement, recorded on December 1, 2006, as Instrument No. 2006-93879, Official Records.

    Reference is hereby made to said document for full particulars.

20. An unrecorded oil and gas lease for the term therein provided, with certain covenants, conditions and provisions, together with easements, if any, as set forth therein.

    Dated: August 7, 2010
    Lessor: Joe F. Carrari and Phyllis M. Carrari, as Trustees of The Carrari Family Trust UDTA dated February 28, 2002
    Lessee: Purisima Hills LLC
    Disclosed By: Memorandum of Oil and Gas Lease
    Recorded: January 13, 2011, Instrument No. 2011-0002607, of Official Records

    No assurance is made as to the present ownership of the leasehold created by said lease, nor as to other matters affecting the rights or interests of the lessor or lessee in said lease.

21. An easement for a permanent nonexclusive underground pipeline easement and right of access for the present and future construction, reconstruction, operation, repair, and maintenance of an underground storm drain pipe, wastewater distribution and sewer collection facilities, and related public improvements and rights incidental thereto, granted to Den Street Partners, LLC, a California limited liability company, as set forth in a document recorded on February 20, 2008, Instrument No. 2008-0009010, of Official Records.

    Affects: 60' wide strip over a portion of Parcel Three

    Said matter affects: Parcel Three

22. An easement for a permanent nonexclusive storm drain channel easement and right of access and rights incidental thereto, granted to Den Street Partners, LLC, a California limited liability company, as set forth in a document recorded on February 20, 2008, Instrument No. 2008-0009011, of Official Records.

    Affects: 30' wide strip of over a portion of Parcel "C"

    First Amendment to Quitclaim, Grant of Easement and Agreement recorded September 25, 2015 as Instrument No. 2015-0051104 of Official Records.

    Said matter affects Parcel Three

23. An easement 20' access road and rights incidental thereto, as shown or as offered for dedication on the recorded Map of Parcel Map 14,733

    Recorded: in Book 62, Pages 58-60 of Parcel Maps

    Said matter affects: Parcels One and Two

24. An Agreement regarding Agreement to comply with conditions of approval and subject to the terms and conditions therein, executed by Joe F. Carrari in favor of The County of Santa Barbara, recorded December 16, 2008, Instrument No. 2008-0069467, of Official Records.

    Said matter affects: Parcels One, Two and Three

    Reference is hereby made to said document for full particulars.

25. Covenants, conditions, restrictions and easements in the "Notice" recorded on September 15, 2009 as Instrument No. 2009-0056668 of Official Records.

Said matter affects: Parcels One, Two and Three

Reference is hereby made to said document for full particulars.

26. An unrecorded oil and gas lease for the term therein provided, with certain covenants, conditions and provisions, together with easements, if any, as set forth therein.

Dated: August 7, 2010
Lessor: Joe F. Carrari and Phyllis M. Carrari, as Trustees of The Carrari Family Trust UDTA dated February 28, 2002
Lessee: Purisima Hills LLC
Disclosed By: Memorandum of Oil and Gas Lease
Recorded: January 13, 2011, Instrument No. 2011-0002607, of Official Records

No assurance is made as to the present ownership of the leasehold created by said lease, nor as to other matters affecting the rights or interests of the lessor or lessee in said lease.

27. Covenants and restrictions imposed by a Land Conservation Contract executed pursuant to Section 51200 et. Seq. California Government Code recorded on September 17, 2012, as Instrument No. 2012-0061823, of Official Records.

Said matter affects Parcel One

Reference is hereby made to said document for full particulars.

28. Covenants and restrictions imposed by a Land Conservation Contract executed pursuant to Section 51200 et. Seq. California Government Code recorded on September 19, 2012 Recording No.: Instrument No. 2012-0062584 of Official Records.

Said matter affects Parcel Two

Reference is hereby made to said document for full particulars.

29. Covenants and restrictions imposed by a Land Conservation Contract executed pursuant to Section 51200 et. Seq. California Government Code recorded on September 20, 2012 as Instrument No. 2012-0062875 of Official Records.

Said matter affects Parcel Three

Reference is hereby made to said document for full particulars

30. The terms, conditions and provisions contained in the document entitled "Assignments of Easements" dated April 7,2015, executed by Henry W. Blanco, as successor to Den Street Partners, LLC a California limited liability company and L.N.A. LC, a Utah limited liability company recorded April 13, 2015 as Instrument No. 2015-0017855 of Official Records.

Said matter affects Parcel Three

31. The terms, conditions and provisions contained in the document entitled "Memorandum of Lease and First Right of Refusal", dated March 1, 2018, executed by Durant Harvesting, Inc., a California corporation and Joe and Phyllis Carrari Family Trust, recorded: March 10, 2018 as Instrument No. 2018-0008987 of Official Records.

Said matter affects: Parcel Three

32. An Agreement regarding Quitclaim, Grant of Easements and Agreeements and subject to the terms and conditions therein, executed by Linda Kopcrack and Christina Carrari, Co-Trustees of the Carrari Family Trust UDTA February 28, 2002 in favor of Los Alamos 59 LP, a California limited partnership recorded on August 28, 2023 as Instrument No. 2023-0025016, Official Records.

Said matter affects: Parcel Three

Reference is hereby made to said document for full particulars.

33. A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby:

Amount:	$2,000,000.00
Dated:	June 29, 2022
Trustor:	The Carrari Family Trust Est. February 28, 2002
Trustee:	Orange Coast Title Company
Beneficiary:	Receivership Lending, LLC, a Wyoming limited liability company
Recorded:	July 19, 2022
Instrument No.:	2022-0032933 of Official Records

34. With respect to:

Carrari Family Trust dated February 28, 2002

If the title is to be insured in the trustee(s) of a trust or their act is to be insured, we will require a full copy of the trust agreement and any amendments thereto. In certain situations the Company may accept a Trust Certificate, pursuant to section 18100.5 of the California Probate Code in lieu of the trust agreement. The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

END OF EXCEPTIONS

REQUIREMENTS

Req. No. 1. Statements of information from all parties to the transaction are NOT required.

Req. No. 2. Determination of whether reporting is required under any applicable U.S. Department of Treasury FINCEN Geographic Targeting Order (GTO) and, if reporting under the GTO is required, providing to the Company the information and identity documents required to comply with the GTO and complete the report.

NOTES

This report does not reflect requests for notice of default, requests for notice of delinquency, subsequent transfers of easements, and similar matters not germane to the issuance of the policy of title insurance anticipated hereunder.

Note 1: If this company is requested to disburse funds in connection with this transaction, Chapter 598 of 1989 Mandates of the California Insurance Code requires hold periods for checks deposited to escrow or sub-escrow accounts. Such periods vary depending upon the type of check and anticipated methods of deposit should be discussed with the escrow officer.

Note 2: No endorsement issued in connection with the policy and relating to covenants, conditions or restrictions provides coverage for environmental protection.

Note 3: Special recordings: Due to a severe budget shortfall, many county recorders have announced that severe limitations will be placed on the acceptance of "special recordings."

Note 4: Homeowners association: if the property herein described is subject to membership in a homeowners association, it will become necessary that we be furnished a written statement from the said homeowners association of which said property is a member, which provides that all liens, charges and/or assessments levied on said land have been paid. Said statement should provide clearance up to and including the time of closing. In order to avoid unnecessary delays at the time of closing, we ask that you obtain and forward said statement at your earliest convenience.

Note 5: Demands: This Company requires that all beneficiary demands be current at the time of closing. If the demand has expired and a current demand cannot be obtained it may be necessary to hold money whether payoff is made based on verbal figures or an expired demand.

Note 6: Line of credit payoffs: If any deed of trust herein secures a line of credit, we will require that the account be frozen and closed and no additional advances be made to the borrower. If the beneficiary is unwilling to freeze the account, we will require you submit to us all unused checks, debit vouchers, and/or credit cards associated with the loan along with a letter (affidavit) signed by the trustor stating that no additional advances will be made under the credit line. If neither of the above is possible, it will be necessary to hold any difference between the demand balance and the maximum available credit.

Note 7: Maps: The map attached hereto may or may not be a survey of the land depicted thereon. You should not rely upon it for any purpose other than orientation to the general location of the parcel or parcels depicted. WFG National Title Company of California expressly disclaims any liability for alleged loss or damages which may result from reliance upon this map.

Note 8: In the event of cancellation or if the transaction has not closed within 90 days from the date hereof, the rate imposed and collectable shall be a minimum of $360.00, pursuant to Section 12404 of the Insurance code, unless other provisions are made.

Note 9: A Preliminary Change of Ownership Report (PCOR) must be filed with each conveyance in the County Recorder's office for the county where the property is located. If a document evidencing a change in ownership is presented to the Recorder for recordation without the concurrent filing of a PCOR, the Recorder may charge an additional recording fee of twenty dollars ($20). State law also provides for a penalty of be levied if the Change of Ownership Report is not returned to the Assessor within a timely filing period. The penalty for failure to file a Change in Ownership Statement is $100 or 10% of the new tax bill, whichever is greater, but not to exceed $2,500.

Note 10: As to any and all covenants and restrictions set forth herein, the following is added: "but omitting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, sexual orientation, familial status, disability, handicap, national origin, genetic information, gender, gender identity, gender expression, marital status, source of income (as defined in subdivision (p) of Section 12955), or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes or Section 12955 of the California Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status."

Note 11: Due to current conflicts or potential conflicts between state and federal law, which conflicts may extend to local law, regarding marijuana, if the transaction to be insured involves property which is currently used or is to be used in connection with a marijuana enterprise, including but not limited to the cultivation, storage, distribution, transport, manufacture, or sale of marijuana and/or products containing marijuana, the Company declines to close or insure the transaction, and this Preliminary Title Report shall automatically be considered null and void and of no force and effect.

Note 12: This report is preparatory to the issuance of an ALTA Loan Policy. We have no knowledge of any fact which would preclude the issuance of the policy with CLTA Endorsement forms 100, 116 or 116.01 and if applicable, 115 and 116.02 attached.

When issued, the CLTA endorsement form 116, 116.01 or 116.02, if applicable will reference
Single Family Residence

known as
0 Carreri Ranch, Los Alamos, County of Santa Barbara, California

Note 13: The only conveyances affecting said land which recorded within twenty-four (24) months of the date of this report are:

None of Record

Exhibit One (Rev. 06-15-14)
CLTA STANDARD COVERAGE POLICY—1990 (4-8-14)
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 which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are 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.

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

	Your Deductible Amount	Our Maximum DollarLimit of Liability
Covered Risk 16:	1% of Policy Amount Shown in Schedule A or $2,500 (whichever is less)	$10,000.00
Covered Risk 18:	1% of Policy Amount Shown in Schedule A or $5,000 (whichever is less)	$25,000.00
Covered Risk 19:	1% of Policy Amount Shown in Schedule A or $5,000 (whichever is less)	$25,000.00
Covered Risk 21:	1% of Policy Amount Shown in Schedule A of $2,500 (whichever is less)	$ 5,000.00

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 which arise by reason of:

1. (a) Any law, ordinance 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 the Insured to comply with applicable doing-business laws of the state in which 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, 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:

PART 1

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:]

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 which arise by reason of:

1. (a) Any law, ordinance 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 which 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.

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.

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (12-02-13)
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 11(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.

STATEMENT OF INFORMATION

CONFIDENTIAL - TO BE USED ONLY IN CONNECTION WITH ORDER NO: 23-167960, ESCROW NO.: 23-167960AND PROPERTY ADDRESS: 0 CARRERI RANCH, LOS ALAMOS, CA 93440

1. IMPROVEMENTS: ☐ NONE/VACANT LAND ☐ SINGLE RESIDENCE ☐ MULTIPLE RESIDENCE ☐ COMMERICAL
2. OCCUPIED BY: ☐ OWNER ☐ TENANTS
3. CONSTRUCTION WITHIN LAST 6 MONTHS? ☐ YES ☐ NO
IF YES, INDICATE WORK DONE: ____________________

PARTY 1	**PARTY 2**
FIRST MIDDLE ☐ NONE LAST	FIRST MIDDLE ☐ NONE LAST
FORMER LAST NAME(S), IF ANY	FORMER LAST NAME(S), IF ANY
BIRTHPLACE / BIRTH DATE	BIRTHPLACE / BIRTH DATE
SOCIAL SECURITY NUMBER / DRIVER'S LICENSE	SOCIAL SECURITY NUMBER / DRIVER'S LICENSE
NAME OF FORMER SPOUSE/REGISTERED DOMESTIC PARTNER	NAME OF FORMER SPOUSE/REGISTERED DOMESTIC PARTNER

MARRIAGE

☐ SINGLE ☐ MARRIED ☐ UNMARRIED DATE OF MARRIAGE/DIVORCE: ____________________

PARTY 1

RESIDENCES FOR LAST 10 YEARS

ADDRESS	CITY	STATE	FROM (DATE) TO (DATE)
ADDRESS	CITY	STATE	FROM (DATE) TO (DATE)
ADDRESS	CITY	STATE	FROM (DATE) TO (DATE)

OCCUPATIONS FOR LAST 10 YEARS

OCCUPATION	FIRM NAME	ADDRESS	NUMBER OF YEARS
OCCUPATION	FIRM NAME	ADDRESS	NUMBER OF YEARS

PARTY 2

RESIDENCES FOR LAST 10 YEARS

ADDRESS	CITY	STATE	FROM (DATE) TO (DATE)
ADDRESS	CITY	STATE	FROM (DATE) TO (DATE)
ADDRESS	CITY	STATE	FROM (DATE) TO (DATE)

OCCUPATIONS FOR LAST 10 YEARS

OCCUPATION	FIRM NAME	ADDRESS	NUMBER OF YEARS
OCCUPATION	FIRM NAME	ADDRESS	NUMBER OF YEARS

THE UNDERSIGNED DECLARE, UNDER PENALTY OF PERJURY, THAT THE FOREGOING IS TRUE AND CORRECT.

EXECUTED ON ____________________(DATE), **AT**____________________(CITY).

BY ____________________ BY ____________________

HOME TELEPHONE: ____________________ HOME TELEPHONE ____________________

BUSINESS TELEPHONE ____________________ BUSINESS TELEPHONE ____________________

EMAIL____________________ EMAIL____________________

WFG National Title Insurance Company
a Williston Financial Group company

Disclosure to Consumer of Available Discounts
Pursuant to California Code of Regulations Section 2355.3

In compliance with Section 2355.3 of the California Code of Regulations, if the current transaction involves an improved, one-to-four family, residential dwelling, the proposed insured may be entitled to certain cost reductions and/or discounts in their title insurance premiums and/or settlement service charges, pursuant to the programs listed below, and as further described in the Company's current Schedule of Rates and Rules for the State of California, currently on file with the California Department of Insurance. The reductions and/or discounts available are:

Group Title Discount Program
Investor Rates
Combined Title and Escrow Services
First Time Buyer(s)
Senior Citizen Rate
U.S. Military Rate
Disaster Loan
Refinance Lender Special Rates I, 2, 3
Limited Escrow Rates
Home Equity Escrow Rate
Consumer Direct Rates

Application of the Reductions and/or Discounts listed above shall be governed by the rules and requirements set forth in the Schedule of Rates and Rules on file in the office of the California Insurance Commissioner. Multiple programs may or may not be applied. Pursuant to the above referenced California Code of Regulations Section, neither provision nor acceptance of this form shall constitute a waiver of the consumer's right to be charged the filed rate.

With the receipt of the Preliminary Report to which this Disclosure Form is attached, the proposed insured acknowledges that they have been notified that they may be entitled to certain cost reductions and/or discounts, as listed above and as more particularly described in the Company's Schedule of Rates and Rules, currently on file in the office of the Insurance Commissioner of the State of California.

Revised 8.1.23

Williston Financial Group

Williston Financial Group Privacy Notice

Williston Financial Group LLC, WFG National Title Insurance Company, and each of the affiliates listed below (collectively "WFG" or the "WFG Family") believe it is important to protect your privacy and confidences. We recognize and respect the privacy expectations of our customers. We believe that making you aware of how we collect information about you, how we use that information, and with whom we share that information will form the basis for a relationship of trust between us. This Privacy Notice provides that explanation. We reserve the right to change this Privacy Notice from time to time.

WFG's primary business is providing appraisal, title insurance, and escrow services for the sale or refinance of real property. This can be a complicated process involving multiple parties, many of whom have been selected by our customers, each filling a specialized role. In part, you have hired WFG to coordinate and smooth the passage of the information necessary for an efficient settlement or closing.

In the course of this process, WFG collects a significant amount of personal and identifying information about the parties to a transaction, including sensitive items that include but are not limited to: your contact information, including email addresses, Social Security numbers, driver's license, and other identification numbers and information; financial, bank and insurance information; information about past and proposed mortgages and loans; information about properties you currently or previously owned; your mortgage application package; and the cookie, IP address, and other information captured automatically by computer systems.

Much of this information is gathered from searches of public land, tax, court and credit records to make certain that any liens, challenges or title defects are addressed properly. Some of the information that is collected is provided by you or the computer systems you use. We also may receive information from real estate brokers and agents, mortgage brokers and lenders, and others working to facilitate your transaction, as well as information from public, private or governmental databases including credit bureaus, 'no-fly' lists, and terrorist 'watch lists'.

<u>What Information is Shared?</u>

WFG DOES NOT SELL any of your information to non-affiliated companies for marketing or any other purpose.

However, some of the same information <u>does get shared</u> with persons inside and outside the WFG Family in order to facilitate and complete your transaction.

For example:

However, some of the same information <u>does get shared</u> with persons inside and outside the WFG Family in order to facilitate and complete current and future transactions.

For example:

- Information, draft documents, and closing costs will pass back and forth between WFG and your mortgage broker and lender to facilitate your transaction.
- Information, including purchase agreements and amendments, will pass back and forth between WFG and the real estate agents and brokers, the mortgage brokers and lenders, the lawyers and accountants, and others involved in facilitating the transaction.
- WFG may order property searches and examinations from title searchers, abstractors and title plants.
- WFG may use third parties to obtain tax information, lien information, payoff information, and condominium or homeowners' association information.
- Third parties may be engaged to prepare documents in connection with your transaction.
- Surveys, appraisals, and inspections may be ordered.
- Within the WFG Family of companies, we may divide up the work to handle each closing in the most efficient manner possible and to meet specific legal and licensing requirements. Certain parts of your closing (for example a search or disbursement) may be handled by another division or company within the WFG Family.

- When it is time for signatures, your complete closing package may be sent to a notary, remote online notary, or notary service company who will arrange to meet with you to sign documents. The notary will, in turn, send signed copies back to us along with copies of your driver's license or other identity documents, usually by mail, UPS, Federal Express or another courier service.
- Your deed, mortgage and other documents required to perfect title will be recorded with the local recorder of deeds.
- In some cases, we use an outside service to coordinate the recording or electronic-recording of those instruments, and they will receive copies of your deeds, mortgages and other recordable documents to process, scan and send on to the recording office.
- Information within your title policy may be shared with WFG National Title Insurance Company title policy issuing agents to facilitate future financial transactions involving your property.
- Various government agencies get involved. The law requires us to provide certain information to the IRS, the U.S. Department of the Treasury, local and state tax authorities, and other regulatory and governmental agencies.
- **WFG title policy issuing agents only**: personal information provided by you may be shared with a third party for the purposes of facilitating training to obtain CE/CLE credits.

You have a choice in the selection of a mortgage broker, lender, real estate broker or agent and others that make up your 'transaction team.' Information flows to and from the members of the transaction team you have selected to facilitate an efficient transaction for you.

When WFG selects and engages a third party provider, we limit the scope of the information shared with that third party to the information reasonably necessary for that service provider to provide the requested services. With most, we have entered into agreements in which they expressly commit to maintain a WFG customer's information in strict confidence and use the information only for purposes of providing the requested services, clearing title, preventing fraud and addressing claims under our title insurance policies.

<u>How does WFG use your Information?</u>

We may use your personal information in a variety of ways, including but not limited to:

- Provide the products, services and title insurance you have requested, and to close and facilitate your transaction.
- Provide and use historic transaction information to facilitate future financial transactions.
- Coordinate and manage the appraisal process.
- Handle a claim or provide other services relating to your title insurance policies.
- Create, manage, and maintain your account.
- Operate and improve WFG's applications and websites, including WFG MyHome®, WFG's secure communication and transaction portal. Your information is used for access management, payment processing, site administration, internal operations, troubleshooting, data analysis, testing, research, and for statistical purposes.
- Respond to your requests, feedback or inquiries.
- Comply with laws, regulations, and other legal requirements.
- Comply with relevant industry standards and our policies, including managing WFG's risk profile through reinsurance.
- Protect and enforce your rights and the rights of other users against unlawful activity, including identity theft and fraud.
- Protect and enforce our collective rights arising under any agreements entered into between WFG and you or any other third party.
- Protect the integrity and maintain security of our applications, websites, and products.
- Operate, evaluate, and improve our business.
- Provide you with information about products, services, and promotions from WFG or third parties that may interest you.
- **WFG title policy issuing agents only**: Provide you with a training platform to obtain CE/CLE credits

<u>How Do We Store and Protect Your Personal Information?</u>

Although no system can guarantee the complete security of your personal information, we will use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your personal information and our systems and sites from malicious intrusions or hacking.

<u>How Long Do We Keep Your Personal Information?</u>

We keep your personal information for as long as necessary to comply with the purpose for which it was collected, our business needs, and our legal and regulatory obligations. We may store some personal information indefinitely. If we dispose of your personal information, we will do so in a way that is secure and appropriate to the nature of the information subject to disposal.

<u>Computer Information</u>

When you access a WFG website, or communicate with us by e-mail, we may automatically collect and store more information than you are expressly providing when you fill out a survey or send an email.   This may include:

- Your IP Address.
- Your email address, your alias and, social media handles.
- The type of browser and operating system you use.
- The time of your visit.
- The pages of our site you visit.
- Cookies.

In order to provide you with customized service, we make use of Web browser cookies. Cookies are files that help us identify your computer and personalize your online experience. You may disable cookies on your computer, but you may not be able to download online documents or access certain websites unless cookies are enabled.

The technical information we collect is used for administrative and technical purposes and to prevent fraud and provide identity verification. For instance, we may use it to count the number of visitors to our website and determine the most popular pages. We may also use it to review types of technology you are using, determine which link brought you to our website, assess how our advertisements on other websites are working, help with maintenance, and improve our customers' experience.

We may compare information gathered on previous visits to verify that we are interacting with the same parties and not a potential imposter.

If we ask you to fill out any forms or surveys, we will use the information we receive only for the specific purposes indicated in those forms or surveys.

The information you and your transaction team send us in emails or attached to an email, or provide through any of our online tools, is used for purposes of providing title, escrow and appraisal management services and used for the purposes described above.

In addition to the above, if you use an eClosing platform to sign your real estate transaction additional information may be collected. This may include:

- Your IP address.
- Your location.
- Your email address and your alias.
- The type of browser and operating system you use.
- The time of your visit.
- Your biometrics.
- Your image.
- Video recording of your transaction signing.
- Transaction metadata.
- Cookies.

Links to Third Party Sites

Our Applications and Websites may contain links to third-party websites and services. Please note that these links are provided for your convenience and information, and the websites and services may operate independently from us and have their own privacy policies or notices, which we strongly suggest you review. This Privacy Notice applies to WFG's applications and websites only.

Do Not Track

Because there is not an industry-standard process or defined criteria to permit a user to opt-out of tracking their online activities ("Do Not Track"), our websites do not currently change the way they operate based upon detection of a Do Not Track or similar signal. Likewise, we cannot assure that third parties are not able to collect information about your online activities on WFG websites or applications.

Social Media Integration

Our applications, websites, and products contain links to and from social media platforms. You may choose to connect to us through a social media platform, such as Facebook, Twitter, Google, etc. When you do, we may collect from the social media platform additional information from or about you, such as your screen names, profile picture, contact information, contact list, and the profile pictures of your contacts. The social media platforms may also collect information from you.

When you click on a social plug-in, such as Facebook's "Like" button, Twitter's "tweet" button, or the Google+, that particular social network's plug-in will be activated and your browser will directly connect to that provider's servers. Your action in clicking on the social plug-in causes information to be passed to the social media platform.

We do not have control over the collection, use and sharing practices of social media platforms. We therefore encourage you to review their usage and disclosure policies and practices, including their data security practices, before using social media platforms.

How Can You “Opt-Out?”

We do not sell your information; therefore there is no need to opt-out of such reselling. Under various laws, you can opt-out of the sharing of your information for more narrow purposes. For additional detail, consult the Links under the “Legal” Notices attached below.

The “Legal” Notices

To comply with various federal and state laws, we are required to provide more complete legal notices and disclosures – see links below. The state-specific statutes referenced therein may also give residents of those states additional rights and remedies.

Privacy Notice for California Residents - https://national.wfgnationaltitle.com/privacy-notice-california

Privacy Notice for Oregon Residents - https://national.wfgnationaltitle.com/privacy-notice-oregon

How to Contact Us

If you have any questions about WFG’s privacy notice or how we protect your information, please contact WFG:

- By email: Consumerprivacy@willistonfinancial.com
- By telephone: 833-451-5718
- By fax: 503-974-9596
- By mail: 12909 SW 68th Pkwy, Suite 350, Portland, OR 97223

WFG FAMILY

WILLISTON FINANCIAL GROUP LLC
WFG NATIONAL TITLE INSURANCE COMPANY
WFG LENDER SERVICES, LLC
WFGLS TITLE AGENCY OF UTAH, LLC
WFG NATIONAL TITLE COMPANY OF WASHINGTON, LLC
WFG NATIONAL TITLE COMPANY OF CALIFORNIA
WFG NATIONAL TITLE COMPANY OF TEXAS, LLC D/B/A WFG NATIONAL TITLE COMPANY
UNIVERSAL TITLE PARTNERS, LLC
VALUTRUST SOLUTIONS, LLC
MYHOME, A WILLISTON FINANCIAL GROUP COMPANY, LLC (formerly known as WILLISTON ENTERPRISE SOLUTIONS & TECHNOLOGY, LLC)
WFG NATIONAL TITLE COMPANY OF CLARK COUNTY, WA, LLC, D/B/A WFG NATIONAL TITLE

Rev 12.20.2022

FACTS	WHAT DOES WILLISTON FINANCIAL GROUP DO WITH YOUR PERSONAL INFORMATION?
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: • Social Security number and other government identification information • Your name, address, phone, and email • Information about the property, any liens and restrictions • Financial Information including credit history and other debt • Financial account information, including wire transfer instructions.
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Williston Financial Group chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Williston Financial Group share?	Can you limit this sharing?
For our everyday business purposes— such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes— to offer our products and services to you	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes— information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes— information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For nonaffiliates to market to you	No	We don't share

To limit our sharing	• Call 833-451-5718—our menu will prompt you through your choice(s) • Visit us online: http://bit.ly/WFGsConsumerPrivacyInformationRequestPage or e-mailing us at consumerprivacy@willistonfinancial.com • Mail the form below Please note: If you are a new customer, we can begin sharing your information from the date we sent this notice. When you are no longer our customer, we continue to share your information as described in this notice. However, you can contact us at any time to limit our sharing.
Questions?	Call 833-451-5718 or Email consumerprivacy@willistonfinancial.com

Mail-In Form			
If you have a joint policy, your choices will apply to everyone on your account.	Mark any/all you want to limit: [ ] Do not share information about my creditworthiness with your affiliates for their everyday business purposes. [ ] Do not allow your affiliates to use my personal information to market to me. [ ] Do not share my personal information with nonaffiliates to market their products and services to me.		
	Name		Mail to: Williston Financial Group PRIVACY DEPT 12909 SW 68th Pkwy, #350 Portland, OR 97223
	Address		
	City, State, Zip		
	File Number		

Who we are	
Who is providing this notice	Williston Financial Group, LLC and its affiliates and subsidiaries as listed below:
What we do	
How does Williston Financial Group protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. We limit access to your information to employees that need to use the information to process or protect transaction. We take industry standard (IPSEC) measures to protect against malicious intrusions or hacking
How does Williston Financial Group collect my personal information?	We collect your personal information, for example, when you • Apply for insurance • Engage us to provide appraisal, title and escrow services • Give us your contact information • Provide your mortgage information • Show your driver's license We also collect your personal information from others, such as real estate agents and brokers, mortgage brokers, lenders, credit bureaus, affiliates, and others
Why can't I limit all sharing?	Federal law gives you the right to limit only • sharing for affiliates' everyday business purposes—information about your creditworthiness • affiliates from using your information to market to you • sharing for nonaffiliates to market to you State laws and individual companies may give you additional rights to limit sharing. See below for more on your rights under state law.
What happens when I limit sharing for an account I hold jointly with someone else?	Your choices will apply to everyone on your policy.
Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. Our affiliates include companies with a common corporate identity, including those listed below.
Nonaffiliates	Companies not related by common ownership or control. They can be financial and nonfinancial companies. Nonaffilliates we share with can include real estate agents and brokers, mortgage brokers, lenders, appraisers, abstractors and title searchers and others as appropriate to facilitate your transaction.
Joint marketing	A formal agreement between nonaffiliated financial companies that together market financial products or services to you. Williston Financial Group does not jointly market.

Other important information

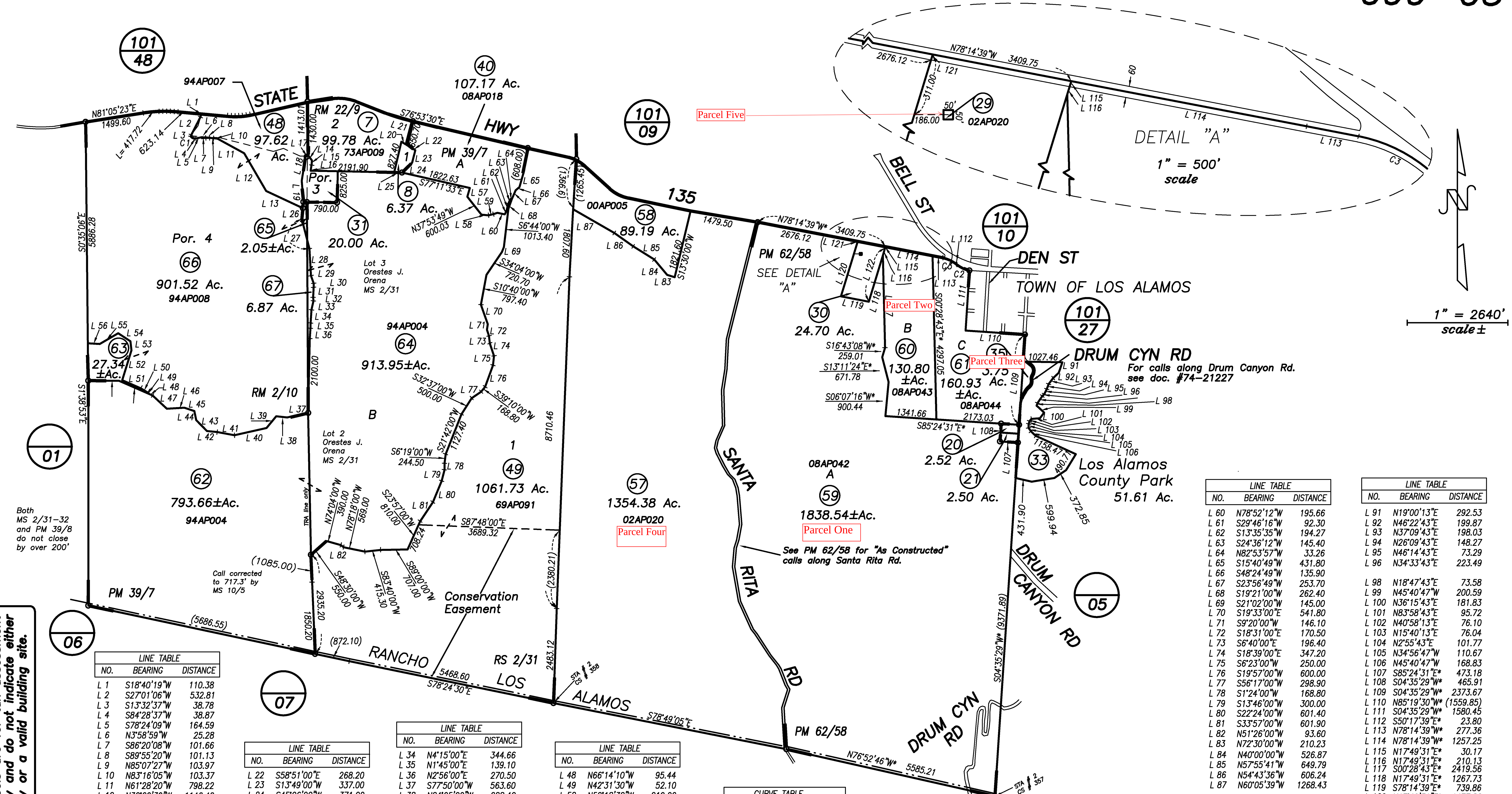
As a resident or citizen of certain states, we may have to provide additional state specific privacy notices and you may have rights other than as set forth above. The links below will provide state specific information:

Privacy Notice for California Residents - https://national.wfgnationaltitle.com/privacy-notice-california

Privacy Notice for Oregon Residents - https://national.wfgnationaltitle.com/privacy-notice-oregon

POR. RANCHO LOS ALAMOS

099–03



LINE TABLE		
NO.	BEARING	DISTANCE
L 1	S18°40'19"W	110.38
L 2	S27°01'06"W	532.81
L 3	S13°32'37"W	38.78
L 4	S84°28'37"W	38.87
L 5	S78°24'09"W	164.59
L 6	N3°58'59"W	25.28
L 7	S86°20'08"W	101.66
L 8	S89°55'20"W	101.13
L 9	N85°07'27"W	103.97
L 10	N83°16'05"W	103.37
L 11	N61°28'20"W	798.22
L 12	N30°09'39"W	1146.42
L 13	N64°54'06"W	1076.42
L 14	S37°22'00"E	155.80
L 15	S6°14'00"W	97.30
L 16	S8°35'00"W	171.00
L 17	N89°37'15"W	53.67
L 18	S8°46'30"W	647.50
L 19	S6°33'30"E	523.50
L 20	S58°51'00"E	130.00
L 21	N14°30'00"E	642.50

LINE TABLE		
NO.	BEARING	DISTANCE
L 22	S58°51'00"E	268.20
L 23	S13°49'00"W	337.00
L 24	S45°06'00"W	371.00
L 25	N89°02'30"W	208.80
L 26	N5°16'00"E	265.38
L 27	N14°20'00"W	805.80
L 28	N12°56'00"W	710.70
L 29	N19°08'00"W	210.00
L 30	N1°20'00"E	106.30
L 31	N2°48'00"E	263.00
L 32	N5°36'00"W	95.40
L 33	N12°01'54"E	238.35

LINE TABLE		
NO.	BEARING	DISTANCE
L 34	N4°15'00"E	344.66
L 35	N1°45'00"E	139.10
L 36	N2°56'00"E	270.50
L 37	S77°50'00"W	563.60
L 38	N84°05'00"W	288.40
L 39	S39°46'00"W	397.30
L 40	S77°09'00"W	860.60
L 41	N79°29'00"W	464.00
L 42	N84°13'00"W	268.60
L 43	N44°55'00"W	401.90
L 44	N11°09'00"W	242.20
L 45	N71°01'00"W	279.80
L 46	S86°26'00"W	457.40
L 47	N47°07'00"W	510.80

LINE TABLE		
NO.	BEARING	DISTANCE
L 48	N66°14'10"W	95.44
L 49	N42°31'30"W	52.10
L 50	N59°18'30"W	219.00
L 51	N66°25'15"W	528.26
L 52	N16°59'36"E	820.83
L 53	N6°23'25"W	237.18
L 54	N56°27'57"W	383.91
L 55	S59°55'49"W	559.89
L 56	N86°58'00"W	311.27
L 57	N16°16'19"E	236.96
L 58	N85°18'40"W	188.48
L 59	S76°54'13"W	131.15

CURVE TABLE		
NO.	RADIUS	LENGTH
C1	112.00	106.55
C2	800.00	367.45
C3	800.00	390.30

LINE TABLE		
NO.	BEARING	DISTANCE
L 60	N78°52'12"W	195.66
L 61	S29°46'16"W	92.30
L 62	S13°35'35"W	194.27
L 63	S24°36'12"W	145.40
L 64	N82°53'57"W	33.26
L 65	S15°40'49"W	431.80
L 66	S48°24'49"W	135.90
L 67	S23°56'49"W	253.70
L 68	S19°21'00"W	262.40
L 69	S21°02'00"W	145.00
L 70	S19°33'00"E	541.80
L 71	S9°20'00"W	146.10
L 72	S18°31'00"E	170.50
L 73	S6°40'00"E	196.40
L 74	S18°39'00"E	347.20
L 75	S6°23'00"W	250.00
L 76	S19°57'00"W	600.00
L 77	S56°17'00"W	298.90
L 78	S1°24'00"W	168.80
L 79	S13°46'00"W	300.00
L 80	S22°24'00"W	601.40
L 81	S33°57'00"W	601.90
L 82	N51°26'00"W	93.60
L 83	N72°30'00"W	210.23
L 84	N40°00'00"W	526.87
L 85	N57°55'41"W	649.79
L 86	N54°43'36"W	606.24
L 87	N60°05'39"W	1268.43

LINE TABLE		
NO.	BEARING	DISTANCE
L 91	N19°00'13"E	292.53
L 92	N46°22'43"E	199.87
L 93	N37°09'43"E	198.03
L 94	N26°09'43"E	148.27
L 95	N46°14'43"E	73.29
L 96	N34°33'43"E	223.49
L 98	N18°47'43"E	73.58
L 99	N45°40'47"W	200.59
L 100	N36°15'43"E	181.83
L 101	N83°58'43"E	95.72
L 102	N40°58'13"E	76.10
L 103	N15°40'13"E	76.04
L 104	N2°55'43"E	101.77
L 105	N34°56'47"W	110.67
L 106	N45°40'47"W	168.83
L 107	S85°24'31"E*	473.18
L 108	S04°35'29"W*	465.91
L 109	S04°35'29"W*	2373.67
L 110	N85°19'30"W*	(1559.85)
L 111	S04°35'29"W*	1580.45
L 112	S50°17'39"E*	23.80
L 113	N78°14'39"W*	277.36
L 114	N78°14'39"W*	1257.25
L 115	N17°49'31"E*	30.17
L 116	N17°49'31"E*	210.13
L 117	S00°28'43"E*	2419.56
L 118	N17°49'31"E*	1267.73
L 119	S78°14'39"E*	739.86
L 120	N17°49'31"E*	1477.86
L 121	N17°49'31"E*	30.17
L 122	N17°49'31"E*	1477.86

Note: Bearings marked with asterisk (*) are drawn and annotated in CA Zone V NAD83 State Plane coordinates and rotated to true north.

Assessor's Map Bk, 099–Pg, 03
County of Santa Barbara, Calif.

05/27/1932 R.M. Bk. 22 , Pg. 9 , Tract "Partition of Lot 3 of the Orena Portion"
04/28/1913 R.M. Bk. 2 , Pg. 31–32 , Tract "Orena Portion of the Los Alamos Rancho"
10/00/1906 R.M. Bk. 2 , Pg. 10 , Tract "Juan B. Careaga of the Los Alamos Rancho"

LD/15 36, 41, & 47 into 62 thru 67