



Fidelity National Title Insurance Company

PRELIMINARY

SUBDIVISION GUARANTEE

Fidelity National Title Insurance Company

a corporation, herein called the Company

GUARANTEES

Fee:
Subdivision: PARCEL MAP CO 04-0575

The County of San Luis Obispo and any City within which said subdivision is located in a sum not exceeding \$10,000.00

That, according to those public records which, under the recording laws, impart constructive notice of matters affecting the title to the land included within the exterior boundary shown on the map of the above referenced subdivision, the only parties having any record title interest in said land whose signatures are necessary, under the requirements of the Subdivision Map Act, on the certificates consenting to the recordation of said map and offering for dedication any streets, roads, avenues and other easements offered for dedication by said map are:

The map hereinbefore referred to is a subdivision of:

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

Dated: 11-03-2009

Cynthia M. Jasso
Countersigned

Fidelity National Title Insurance Company
BY *[Signature]* President
ATTEST *[Signature]* Secretary



Exhibit "A"

The map hereinbefore referred to is a subdivision of: The Northwest quarter of the Southeast quarter of Section 11, Township 26 South, Range 12 East, Mount Diablo Base and Meridian. (cert of compliance rec 7-26-2002 as Instrument No. 2002-061061

Apn 026-183-022

The parties hereinbefore referred to are:

OWNER: Jean B Jaureguy and Virginia Jaureguy, Trustees of the Jean B. Jaureguy and Virginia T. Jaureguy Revocable Living Trust Agreement dated March 5, 1993

BENEFICIARIES/TRUSTEES:



Fidelity National Title Company

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein, Fidelity National 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 herein 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 Attachment One. 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 Attachment One. Copies of the Policy forms should be read. They are available from the office which issued this report.

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 Policy(s) of title insurance to be issued hereunder will be policy(s) of Fidelity National Title Insurance Company, a California corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment 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.

Cynthia M. Jomo
Countersigned



Fidelity National Title Company

BY *[Signature]* President

ATTEST *[Signature]* Secretary

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

The Northwest quarter of the Southeast quarter of Section 11, Township 26 South, Range 12 East, Mount Diablo Base and Meridian, in the unincorporated area of the County of San Luis Obispo, State of California, according to the official plat thereof said.

EXCEPTING therefrom all minerals, oil, gas, carbon and hydrocarbon substances in, on or under said land, but without the right of entry to remove said substances, as reserved by Harrison Negley, et al, in deed recorded July 12, 1977 in Book 1948, Page 840 of Official Records,

Said property being described in Certificate of Compliance recorded July 26, 2002 as Instrument No. 2002-061061 of Official Records.

PARCEL 2:

A right of way for ingress and egress over the Westerly 25 feet of the West half of the Southwest quarter of the Southeast quarter of Section 11, Township 26 South, Range 12 East, Mount Diablo Base and Meridian, in the County of San Luis Obispo, State of California, according to the official plat thereof.

APN: 026-183-022

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. **Property taxes**, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2009-2010, Assessor's Parcel Number 026-183-022.

Code Area Number: 104-002
1st Installment: \$3,148.40 Unpaid
2nd Installment: \$3,148.40 Unpaid
Land: \$153,556.00
Improvements: \$408,799.00
Exemption:
Personal Property: 60,000.00

2. **Easement(s)** for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: C. G. Becker
Purpose: Roadway
Recorded: February 25, 1921, Instrument No. 1001, Book 143, Page 491, of Deeds
Affects: 15 feet in width along the South side of the West half of the property herein described

3. **Easement(s)** for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: Pacific Gas and Electric Company, a California Corporation
Purpose: Public utilities
Recorded: March 4, 1980, Instrument No. 8954, Book 2225, Page 442, of Official Records
Affects: The Northerly 10 feet of said land

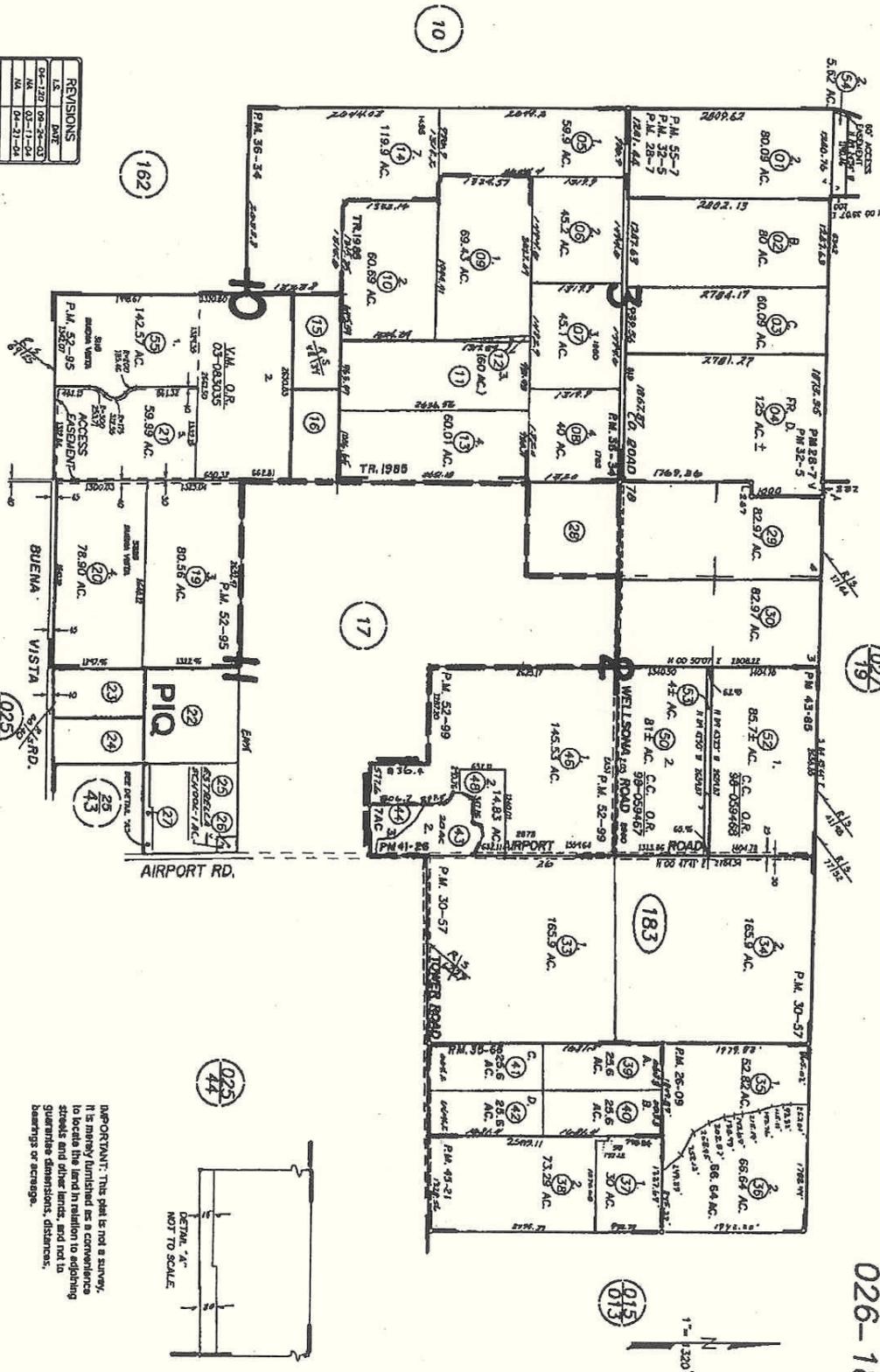
4. **A deed of trust** to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount: \$166,135.00
Dated: January 11, 1999
Trustor: Jean B. Jaureguy and Virginia T. Jaureguy, as Trustees under the Jean B. Jaureguy and Virginia T. Jaureguy Revocable Living Trust Agreement dated March 5, 1993
Trustee: Central Coast Federal Land Bank Association, FLCA, a corporation
Beneficiary: Central Coast Federal Land Bank Association, FLCA, a corporation
Address: P.O. Box 1340
Arroyo Grande, CA 93421-1340
Loan No.: 0500745300
Recorded: January 20, 1999, Instrument No. 1999-003998, of Official Records

REVISIONS	
NO.	DATE
1	07-21-04
2	09-21-04
3	09-21-04
4	09-21-04
5	09-21-04
6	09-21-04
7	09-21-04
8	09-21-04
9	09-21-04
10	09-21-04

THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.

T.26S., R.12E., M.D.M.; TRACT 1985, R.M. Bk. 17, Pg. 46



026-183