BEFORE THE GOVERNING BOARD OF THE TORRANCE UNIFIED SCHOOL DISTRICT

RESOLUTION NO. AS-11-24/25

RESOLUTION AUTHORIZING THE DISTRIBUTION OF A REQUEST FOR STATEMENT OF QUALIFICATIONS & PROPOSALS ("RFQ/P") REGARDING THE POTENTIAL EXCHANGE OF DISTRICT PROPERTY, DECLARING INTENTION TO CONSIDER PROPOSALS FOR EXCHANGE, AND AUTHORIZING NEGOTIATION OF TERMS OF EXCHANGE (HAMILTON ADULT CENTER PROPERTY)

WHEREAS, Torrance Unified School District (the "District") owns real property located at 2606 182nd Street Torrance, CA 90504 APNs: 4095-019-900 and 4095-020-900, known generally as the Hamilton Adult Center (the "Property");

WHEREAS, the District desires to consider exchanging the Property in a transaction with one or more individual(s) or entity(ies) who/which may offer to acquire the Property in exchange for one or more property assets that the District can use for various District program or income-producing asset purposes, to be determined at a future date;

WHEREAS, Education Code Section 17536, *et. seq.*, provides that the governing board of a school district, upon a two-thirds vote of its members, may exchange any of its real property for real property of another person or private business firm upon such terms and conditions as the parties thereto may agree, without complying with any of the disposal of surplus property provisions set forth in the Education Code;

WHEREAS, the District desires to distribute a request for proposals entitled: "Statement of Qualifications & Proposals" (hereinafter, "RFQ/P"), a proposed draft of which is attached hereto as Exhibit "A," to private individuals and entities who/which may be interested in exchanging one or more property assets for the Property;

WHEREAS, the District desires to consider proposals for the potential exchange of the Property and enter into negotiations regarding one or more potential exchange(s); and

NOW, THEREFORE, THE GOVERNING BOARD THE TORRANCE UNIFIED SCHOOL DISTRICT DOES HEREBY FIND, RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:

Section 1. That the above recitals are true.

Section 2. That the RFQ/P attached hereto as Exhibit "A" is approved subject to any additions and revisions which are acceptable to both District's Superintendent, or his designee, in consultation with District's consultants and legal counsel. The Superintendent, or his designee, is hereby authorized and directed to distribute the RFQ/P, pursuant to the delegation of authority provided for hereby.

Section 3. That the responses to the District's RFQ/P shall submitted to the District by a specific date and time (the "Proposal Deadline"), as described in the RFQ/P.

Section 4. That, after the Proposal Deadline, the District staff shall open and review the received proposals, seek clarification of terms from the various proposers as needed, and determine based on the submitted proposals and in consultation with the Governing Board, the party or parties with whom the District wishes to engage in further negotiations in order to determine whether a mutually acceptable exchange can be reached.

Section 5. That, upon review of the clarified and finalized proposals, the Governing Board may select the proposal that offers the most benefit to the District or, if it deems such action to be for the best public interest, it may reject any and all proposals.

Section 6. That, the proposer selected by the Governing Board shall be required to enter into an exchange agreement based on the terms and conditions set forth in the proposal, as well as any terms established during final negotiations and drafting of the exchange agreement.

Section 7. The Board hereby approves a delegation of authority and appoints the Superintendent, or his designee, who is/are hereby authorized and directed to conduct the RFQ/P process as discussed herein, to consider proposals for the potential exchange of the Property and enter into negotiations regarding potential property asset exchanges, to report the results of such process to the Governing Board at a scheduled board meeting thereafter so that a final determination regarding the success of any proposals received may be made by the Governing Board, and to do any and all things necessary, in consultation with the staff and District legal counsel, that they may deem necessary or advisable in order to effectuate the purpose and intent of this Resolution, all subject to ratification of the Board, and compliance with the Education Code, as applicable. Said delegation shall be valid during the distribution and consideration of the RFQ/P and negotiation of one or more potential property asset exchanges, or until otherwise rescinded by the Board.

Section 8. Effective Date. This Resolution shall take effect upon adoption.

_____

Dr. Anil Muhammed,
President of the Governing Board of the
Torrance Unified School District

I, James Han, Clerk of the Governing Board of the Torrance Unified School District, do certify that the foregoing Resolution was regularly introduced, passed and adopted by the Governing Board at its regular meeting held on January 21, 2025.

_____

James Han,
Clerk of the Governing Board of the
Torrance Unified School District

Exhibit A

Statement of Qualifications & Proposals ("RFQ/P")

TORRANCE UNIFIED SCHOOL DISTRICT

Request for Statement of Qualifications & Proposal

First Day of Publication	Monday, January 27, 2025	
Additional Information (Questions) Deadline	Friday, February 14, 2025	4:00 P.M. (PST)
Answers Posted	Tuesday, February 25, 2025	
RFQ/RFP Due Date	Friday, March 14, 2025	12:00 P.M. (PST)
Questions Submittal: ***Online only to***	mhightower@tra-inc.net	
Proposals Submittal: ***As described herein***	Torrance Unified School District c/o Terra Realty Advisors, Inc. Attention: Scott Sheldon 450 Chadbourne Road, Suite G Fairfield, CA 94534 ssheldon@tra-inc.net	

Torrance Unified School District
Request for Statement of Qualifications & Proposal
January 27, 2025

The Torrance Unified School District ("District") invites proposals from qualified firms, partnerships, corporations, associations, persons, or professional organizations to enter into an Exchange Agreement with the District for the following project:

> **Entitle and acquire District property upon which to develop a new residential housing project on the District's Hamilton Adult Center site ("Hamilton Site") by exchanging for a District identified site, property to be determined. The Hamilton Site is located at 2606 182nd Street Torrance, CA 90504, and is identified in this Request for Statement of Qualifications & Proposals ("RFQ/P") and further identified in Exhibits A, B, C, D-1, D-2, E and F per the documents published at https://www.tusd.org/.**

Interested firms or persons are invited to submit their qualifications and proposals ("Proposals") as described below, to be submitted electronically in a pdf format by the due date, with ten (10) bound copies of the requested materials sent on the due date and addressed to the "District Contact" as follows:

Torrance Unified School District
c/o Terra Realty Advisors, Inc.
Attention: Scott Sheldon
450 Chadbourne Road, Suite G
Fairfield, CA 94534
ssheldon@tra-inc.net

Questions regarding this RFQ/P may be submitted in writing only and directed to Michelle Hightower via email: mhightower@tra-inc.net. All questions shall be submitted no later than Friday, February 14, 2025, at 4:00 p.m. ("Question Deadline"). The District will post all questions received, along with its answers on the following website: tusd.org/RFQ-P on or before the date set forth in the Proposed Scheduled provided below. The District will not respond individually to specific questions to ensure all interested parties receive the same information. Firms must incorporate the information provided by the District in response to the questions into their Proposals. The District shall not provide responses to any oral questions and any oral statement made by any person shall not be construed as part of the District's RFQ/P package. The District shall not respond to any questions received after the Question Deadline.

Final Proposals must be received no later than:

Friday, March 14, 2025 at 12:00 p.m.

Each submission must conform and be responsive to the requirements set forth in this RFQ/P. This RFQ/P is not a formal request for bids or an offer by the District to contract with any party responding to this RFQ/P. The District reserves the right to reject any and all responses. The District also reserves the right to amend this RFQ/P as necessary. All materials submitted to the District in response to this RFQ/P shall remain the property of the District at no cost. The District is not responsible for any problems or issues with the mail delivery system and therefore, Respondents must take all acts necessary to ensure the timely delivery of their Proposals. All correspondence with the District Contact should be done in writing. Any oral statement made to or by the District Contacts shall not be considered part of the RFP, and shall in no event bind the District.

1. ABOUT TORRANCE UNIFIED SCHOOL DISTRICT

The District was established in 1947 and is located in the western side of Los Angeles County. The District's boundaries consist of the Palos Verdes Peninsula on the south, the Cities of Redondo Beach and Gardena on the north, the City of Carson on the east and the Pacific Ocean on the west. The District encompasses within its boundaries nearly all of the City of Torrance. The District's jurisdiction includes approximately 21 square miles.

The District currently operates 17 elementary schools, eight middle schools, five high schools, one of which is a continuation school, one alternative high school and three adult schools. The total enrollment in the District operated schools was approximately [22,109] students in fiscal year 2023-24. As of the preparation of the District's fiscal year 2024-25 original budget (the "Fiscal Year 2024-25 Budget"), total enrollment in the District is budgeted to be approximately [22,301] students in fiscal year 2024-25.

The District Board of Education ("Governing Board") has directed staff and their real property consultant to explore potential options for the future of the Hamilton Site to generate funds to support the District's educational programs. The Board gave direction to staff at their January 21, 2025 meeting to start a process to identify a developer(s) to entitle and acquire (on an exchange basis) the Hamilton Site upon which to construct a new residential housing development (the "Project").

2. THE HAMILTON SITE PROPERTY

The District owns the Hamilton Site located at 2606 182nd Street Torrance, CA 90504 APN: 4095-019-900 and 4095-020-900. It is currently being used for Adult Education and ballfields. An area map identifying the site is attached hereto as **Exhibit A**. An assessor parcel map showing the Hamilton Site is attached as **Exhibit B**. An aerial of the entire Hamilton Site is attached as **Exhibit C**. For context, there is a conceptual site plan map and product type elevations prepared by Dahlin Group Architects for the Hamilton Site as referenced in **Exhibit D-1 and D-2** which shows two conceptual land plans as an example of what has been shown to the local community through a series of neighborhood meetings. An ESA Phase I report, together with a Phase II study identifying potential

mitigation measures and estimated costs associated with the development, is included as **Exhibit E**. A preliminary title report for both properties that make up this site are referenced in **Exhibit F**. The District boundary map is referenced in **Exhibit G**.

The District is currently working with the community, adult ed and baseball/sports groups to relocate these uses to other district-owned or partnership properties. The selected Firm will work with the District on timelines, etc., to help facilitate these relocations.

The Hamilton Site is located in the City of Torrance. The current General Plan land use designation for the Hamilton Site is Public/Quasi-Public/Open Space (PUB); the Zoning designation is Public Use (PU). A requirement for the development of the Hamilton Site will be to change the General Plan land use and zoning designation to residential as part of the Project submittal. It will be the responsibility of the selected Firm, to work with the City to entitle the Hamilton Site.

3. THE HAMILTON SITE EXCHANGE

The District desires to enter into an Exchange Agreement (the "EA") with the selected firm (the "Firm") who will be responsible for creating and implementing a development plan for the Hamilton Site and providing property and/or exchange funds for the District to complete the property exchange process described below. Specifically, the selected Firm will be responsible for: i) developing a conceptual land use plan and building elevations using as reference the attached materials, to assist the Governing Board in their selection process; ii) submitting to the City of Torrance a development application for a development plan as approved by the Governing Board, and working with the City staff and elected representatives during the public entitlement process; iii) working with the surrounding neighborhood and greater community to gain support for the proposed Project; iv) working with the District's real property advisor during the entitlement of the Hamilton Site; and v) to help identify an exchange property.

California School Districts have the ability to exchange their property interests (Education Code §17536-1737) for other property with a private person or business firm. Specifically, school districts are authorized "to exchange any of its real property for real property of another person or private business firm, and any such exchange shall be upon such terms and conditions as the parties thereto may agree." Pursuant to these provisions, the District, with assistance from the selected Firm, will work to identify a suitable property for exchange in order to create a new source of revenue for District educational purposes.

The District is looking for a firm that has the financial strength, management, knowledge, and political and legal expertise to complete the Project within the proposed timelines, while offering the best overall value to the District. The firm will be selected based on qualifications and demonstrated competence that include relevant experience, and a proven track record developing high quality residential housing, including working with public agencies, as well as offering the best overall return to the District.

Design: Although the selected Firm will retain ownership of the Hamilton Site as part of the exchange process, the District has a vested interest in ensuring the Hamilton Site is developed and used in a way that benefits the local community and the District's community. Therefore, in addition to considering the property or properties that will be acquired by the District in exchange for the Hamilton Site, the District will consider the specific developments proposed for the Hamilton Site. The District desires the

development of a high quality residential Project on the Hamilton Site that enhances the surrounding property values and will provide new housing opportunities for the City and potential increases in Torrance Unified School District enrollment, while being sensitive to the local and greater community interests. Community feedback has highlighted several key interests including:

- Ensuring the safety of both vehicular and pedestrian traffic
- Harmonizing with the existing neighborhood in several aspects such as housing density, architectural character and appearance
- Safeguarding privacy, preserving scenic views, and establishing suitable set-backs from existing houses
- Creating passive open space areas

The District seeks to partner with a firm who will incorporate these interests into this future development Project. This collaborative approach is intended to foster a positive and cooperative relationship with the neighborhood, ensuring that the community's interests are listened to and integrated into the development process.

Permitting: The firm(s) will apply for all entitlements including a tentative map for the residential subdivision, Project design review, development permits including the associated environmental review documents, and General Plan and Zoning conformance as required. The Planning Commission and City Council public hearings necessary will be coordinated by the firm(s), with the District in a supportive role. In addition, there will be neighborhood public meeting(s) held by the Developer, dates TBD prior to formal submittal for the planning process. The selected Firm will also be responsible for tentative and final maps, as well as all other requirements set forth by the City as part of its statutory entitlement process. It will be important for the selected Firm to engage with the local neighborhood and any affected Homeowners Association (HOA) groups during the entire process. The selected Firm shall be solely responsible for obtaining all permits and approvals necessary to complete its proposed Project on the Hamilton Site and shall provide a summary of the actions it will take to identify and obtain all required approvals in its response to this RFQ/P. As set forth above, the District desires to develop a high quality residential Project on the Hamilton Site but makes no representations or warranties regarding the feasibility of any such Project and therefore, it shall be the sole responsibility of the Firm to ensure it proposed Project will meet the requirements and receive the required approvals applicable to the Hamilton Site.

4. THE EXCHANGE PROCESS

As set forth herein, the District is offering the Hamilton Site through the “Exchange Process” in which the selected Firm will provide the District with real property in exchange for the Hamilton Site. The District may exchange the Hamilton Site in accordance with Education Code Section 17536, *et seq*. These sections provide that the governing board of a school district may exchange any of its real property for the real property of another person or private business firm. The District may not exchange property with another public agency. Said exchange may be upon the terms and conditions agreed to by the parties and need not comply with other Education Code provisions governing the disposal of surplus property.

This exchange can be accomplished in three ways:

1) the "Straight Exchange:" The selected Firm will offer the District property it owns valued at or within twenty percent (20%) of the value of the Hamilton Site. If the value of the Firm's Property is not equal to the Hamilton Site, the selected Firm will also agree to a "true up" process whereby the difference in value will be made up through a separate cash payment.

2) the "Acquisition Exchange:" The selected Firm will offer to locate properties owned by third parties that it can acquire and then provide to the District through the Straight Exchange process. Firms may either identify third party properties currently available in its RFQ/P response or offer to conduct a search and provide a list of potential third party properties that it may purchase and exchange with the District. For this "third party property search" process, the Firm will confirm that the District, at its sole discretion, will determine if any such property or properties are acceptable. If the District and the selected Firm are unable to reach an agreement for any third party property, the Firm shall confirm it will complete the exchange through the "Straight Exchange" or the "Funded Exchanged" as defined herein.

3) the "Funded Exchange:" The selected Firm may offer a cash payment to the District totaling the value of the Hamilton Site which the District will use to acquire real property or properties from a third party at its sole discretion. This payment will be placed in a separate account but the Firm shall release all rights to the account to the District.

The Firm shall identify which of the exchange processes it is willing to utilize to acquire the Hamilton Site, and may offer to enter into an agreement that offers all three processes, leaving the District the option to select the applicable property. For example, the Firm could offer a property to the District through the Straight Exchange process but indicate it is willing to explore the Acquisition Exchange process or the Funded Exchange process if the District determines the Firm's offered property through the Straight Exchange is unacceptable. If the Firm offers a Straight Exchange, it must identify and describe the properties it offers to provide the District and enter into an EA that allows the District to assess the offered property during a due diligence / feasibility timeline as set forth below.

The District's Governing Board has not yet formally determined any specific geographic region, nor any limitations thereto, regarding where any properties to be acquired must be located. However, the District will likely consider properties in Southern California, with an emphasis on Orange, Los Angeles, and perhaps (but not limited to) Riverside and San Bernardino Counties.

The District's Governing Board has not yet formally determined any specific preferences, nor any limitations, regarding what type of property the District may ultimately wish to acquire. However, interested parties should assume office and industrial properties are acceptable, and that the Governing Board would also likely be willing to entertain retail and multi-family dwelling properties provided an adequate rationale exists for such properties.

The successful Firm will be required to enter into an EA drafted by the District, which will include the terms discussed herein and in the Firm's Proposal. The District may consider all Respondents submitted pursuant to this RFP and, at its sole discretion, may enter into direct negotiations with any Respondent during which the terms and conditions of the EA may be negotiated to determine if the Parties can reach a mutually acceptable agreement. However, the guidelines contained herein are provided to indicate the terms that the District is likely to accept and/or require. The District will give high priority to the Firm offering the highest exchange value. Proposals must state the total amount that the Firm is willing to offer for the exchange of the Hamilton Site, so that a value may be set for the Hamilton Site and any identified exchange property (or exchange property to be identified at a later date).

5. QUALIFICATIONS

At a minimum, each responding firm should possess the following qualifications:

- Experience in developing high quality residential communities.
- Knowledge and familiarity with the City of Torrance staff and decision makers.
- Financial capacity to acquire and develop the Hamilton Site.
- Experience and commitment to collaborating with the surrounding community for the Project's success.
- The Proposal offered by the Firm pursuant to the "Exchange Process" described above.

6. SELECTION CRITERIA

A "best value" method of selection will be utilized. The "best value" method includes, but is not limited to, the following selection criteria:

- Monetary and overall return to the District.
- Technical and creative expertise of the firm.
- Overall experience & financial strength of the firm.
- Recent completion of similar Projects.
- Permitting experience with other Los Angeles County area developments.
- Schedule compliance.

- Proposal terms as outlined in a Letter of Intent, to be incorporated into the final Exchange Agreement.

- Acknowledgement of the Exchange Process offered by the firm.

7. EVALUATION PROCESS

1. The District will review and evaluate all submitted responses received per this RFQ/P. Your submittal shall indicate the Hamilton Site area value.

2. Submittals will be reviewed for responsiveness and evaluated pursuant to established objective criteria, with particular attention to, without limitation, each Respondent's qualifications, demonstrated history and ability to meet its commitments. The Proposals will generally be evaluated based on:

   i. Proposed Hamilton Site value: 40%
   ii. Proposed design of the Project: 20%
   iii. Overall qualifications of the Firm: 20%
   iv. Past local public agency track record: 10%
   v. Exchange Proposal: 10%

3. After the submittals are evaluated and ranked, the District, at its sole discretion, may elect to interview one or more firms.

4. If a commitment is made, it will be to the most qualified Respondent with whom the District is able to successfully negotiate the most favorable terms and conditions to the District for the final EA.

5. Final selection of a firm, with all agreed on terms and conditions, and authority to proceed shall be at the sole discretion of the District's Governing Board.

6. District staff and their consultant will recommend firm(s) to the Governing Board that, in staff's opinion, are most qualified, and upon the Governing Board's approval will finalize an agreement with that firm.

7. If the District is unable to successfully negotiate a satisfactory agreement with terms and conditions they determine to be fair and reasonable, the District may then commence negotiations with the next most qualified firm in sequence, until an agreement is reached or a determination is made to reject all submittals.

8. SUBMITTAL REQUIREMENTS

All responses must be concise, well organized, and demonstrate the Firm's qualifications. Responses shall follow the format outlined below. Responses shall be no longer than thirty (30) pages, 8½" x 11" paper, inclusive of resumes, forms, and pictures, and tabbed according to the numbering system reflected below.

Cover Letter:

On company letterhead, signed by an authorized representative of the firm that has the ability to bind the firm, include your understanding of the scope of this RFQ/P, and why you believe you are best qualified to both acquire the Hamilton Site for development and provide the District with an exchange of property as set forth herein.

Firm Information:

1. Name, address, and brief history of the firm. Please include any former names of the firm and the number of years the firm has participated in the residential apartment development business.
2. A description of the firm with an organizational chart. Resumes of personnel to be involved with the EA should be included, including and reflecting their public sector experience. Also identify your firm's key person, including all contact information, who will be responsible for negotiations, and working with all necessary public agencies, etc.
3. A statement regarding the firm's ability and resources to complete the development of the Hamilton Site, including a letter from your bank stating you have the financial ability to acquire the Hamilton Site.
4. Proof of insurance, bonding capacity, and coverage limits. The EA will require at least $2 million in general liability insurance with $4 million aggregate, with the District named as an additional insured by endorsement, and workers' compensation insurance.
5. Signatory status and include the type of legal entity the District would be contracting with (corporation, partnership, joint venture, etc.).
6. Location of nearest local office and main office, if different.
7. A conceptual site plan and elevations for your proposed development.

Prior Relevant Experience:

The District prefers to contract with a firm that has direct experience on projects of similar scope and size, located in the geographic vicinity of the Hamilton Site. List examples of projects (maximum of five) with which your firm has been involved within the past five (5) years, with a brief synopsis for each you would like the District to consider in its evaluation.

For each of these projects, provide a contact name and telephone number for the owner(s) and indicate which key firm personnel worked on each project.

Financial statement:

Please provide a statement of financial qualifications that includes the following information:

a. Is your firm a subsidiary of, or affiliated with, any other corporation, corporations, partnerships or firms? If so, please specify. If your firm is a subsidiary, please indicate the extent to which the parent entity will guarantee performance by the subsidiary.

b. Names and addresses of three financial references, including a primary bank.

c. Has your firm or its officers, principal members, shareholders or investors, or any of its parent, subsidiary or affiliated entities or other interested parties been adjudged bankrupt, either voluntarily or involuntarily, within the past ten years? If so, explain.

d. Has your firm or its officers, principal members, shareholders or investors, or any of its parent, subsidiary or affiliated entities or other interested parties ever been investigated by the Financial Crimes Enforcement Network ("FinCEN")? If so, explain.

e. Is there pending litigation against your firm or its officers, principal members, shareholders or investors, or any parent, subsidiary or affiliated entities or other interested parties other than minor personal injury suits involving claims under $250,000? If so, explain.

f. Report from any financial credit rating service for your firm with whom the District will contract or, in the likely event that the contracting entity is a newly formed special purpose entity, the member or members of that entity who will be responsible for financial obligations and on whom the District should rely for financial performance whether or not the final formal documentation calls for guarantees.

g. Any other financial statements and/or other documents that would indicate acceptable financial standing and the ability of your firm to fund the proposed exchange of the Hamilton Site.

Cashier's Check:

All Proposals submitted in response to this RFQ/P must be accompanied by a cashier's check for $25,000 payable to Torrance Unified School District. All cashier's checks, except that received from the successful Respondent, shall be returned upon the selection

of the successful Respondent. This amount is required to cover all or a portion of the District's costs to negotiate a potential EA with the successful Respondent, will remain non-refundable to the successful Respondent, and will not be applicable to the exchange or exchange funds associated with the proposed transaction, nor any costs related to the final EA.

Proposed Agreement terms and conditions:

Provide your proposed Proposal terms and conditions, to be drafted as a Letter of Intent (LOI). The Proposal submittal must include:

- Economics, responsibilities for the Parties, schedule, etc. The final valuation of the Hamilton Site, expressed on a per achievable unit basis, which shall be used to determine the properties and/or funds the District will receive in exchange for the Hamilton Site.
- Firm to pay all of the required fees to amend the General Plan's land use designation and zoning, and obtain all other discretionary approvals and permits for the development and construction of the Hamilton Site.
- All demolition required for the Hamilton Site shall be at the sole cost of the Firm.
- Considering the site and surrounding area, as well as your assessment of demand for housing at this location, please indicate the number of units you believe are achievable on this site, and why.
- What type of product does your Proposal represent: unit mix, conceptual elevations, number of stories, etc.
- Greenspace provision/mitigation are important considerations for the surrounding community, thus provide any creative solutions which could be incorporated into your proposed development, such as a shared community park area, community garden, etc.
- Provide an outline using conceptual layouts and site plans to the District, along with a strategy, format, and schedule to present to neighbors and the surrounding community.
- Initial meetings with the community interest groups within 30 days of full execution of the EA.
- Initial meeting with City staff to review the Project and submittal within 150 days of full execution of the EA.
- Initial meeting with council members within 60 days of full execution of the EA.
- Assume a timeline to finalize an EA as set forth in the Proposed Schedule provided below. Initial refundable deposit of $150,000 will be deposited into escrow at full execution of the final EA.
- Feasibility Timeline to be a maximum of 75 days from EA full execution. Upon release of contingencies, an additional amount of $350,000 will be deposited into escrow, which combined with the initial deposit shall be refundable until the Project development is approved by the City. In the

event the District accepts a “Straight Exchange” or an “Acquisition Exchange” as defined above, the Feasibility Timeline for the properties acquired by the District will match the Feasibility Timeline for the District’s Hamilton Site.

- Upon approval of the Project and other discretionary approvals, anticipated to occur within 15 months of full execution of the EA, an additional deposit of $1,000,000 will be deposited into escrow, and together with all other deposits shall become non-refundable.
- Close of escrow on the EA shall occur on or by 90 days from the approval of the development, including the tentative map by the City Council.
- Firm shall have the option to extend the closing up to 60 days, in 30-day increments, by depositing into escrow $500,000 for each thirty (30) day extension, which deposits shall be non-refundable.
- All deposits shall be credited to the Firm if the exchange is consummated. Therefore, if the Firm completes the exchange through the Straight Exchange or the Acquisition Exchange processes defined above, the deposits shall be credited towards any “true up” costs that would otherwise be owed by the Firm to ensure the Hamilton Site matches the value of the properties acquired by the District or returned to the Firm if the value of the Hamilton Site matches or is lower than the properties acquired by the District. If the Firm completes the exchange through the Funded Exchange process, the deposits shall be credited towards the total exchange funds required to be deposited by the Firm.
- Firm shall pay for a CLTA title policy on the Hamilton Site, and recordation of the grant deed for the site, including any documentary transfer taxes if applicable. District and Firm shall split the escrow fee 50/50. District shall pay for a CLTA title policy for the exchange property and recordation of the grant deed, including any document transfer taxes if applicable. Firm to pay all other costs and fees required by the escrow company.
- Firm shall pay any real estate broker fees if using this service. The District is <u>not</u> represented by a real estate broker.
- Please specify the title company, location, and escrow officer you propose to use.
- Acknowledge that in the event you do not complete the EA, all work product generated by your Firm to that date shall become the property of the District at no additional cost.

9. CONDITIONS

By providing a Proposal in response to this RFQ/P, Respondents agree to the following:

- District has no obligation to enter into an agreement with any party with respect to the Hamilton Site as a result of their response to this RFQ/P.

- District may modify or waive at-will any and all of the criteria or procedures specified in this RFQ/P.

- District will not compensate any Respondent for Respondent's cost in submitting a Proposal for this RFQ/P.

- This RFQ/P contains descriptions of the Hamilton Site and other matters that are believed to be accurate, however, the District makes no representations whatsoever in respect to any factors affecting the development of the Hamilton Site. As part of the final agreement with the District, it is assumed the prospective firm will complete all of their own due diligence.

- All approvals and agreements are subject to the District Governing Board's final approval, at its sole discretion.

10. PROPOSED SCHEDULE

Task	Date
Date RFQ/P Published	January 27, 2025
Questions to RFQ/P Due	February 14, 2025
Response to RFQ/P Questions	February 25, 2025
RFQ/P Proposals Due	March 14, 2025
Panel Interviews, if Necessary	Week of March 24, 2025
Firm Selection for Recommendation to Board	March 31, 2025
Board Meeting, Final Selection	April 21, 2025
Negotiate and Finalize EA	May 9, 2025
Board Meeting for Final EA	May 19, 2025
GPA Application and All Entitlements to Town	TBD
Community Meeting, Hosted by the Town	TBD
Planning Commission Public Hearing	TBD
City Council Public Hearings	TBD
Close of Escrow	TBD

11. EXHIBITS TO REQUEST FOR PROPOSALS

Exhibit A – Location Map
Exhibit B – Assessor Parcel Maps
Exhibit C – Hamilton Aerial Map
Exhibit D-1 – Hamilton Conceptual Site Plan Options
Exhibit D-2 – Hamilton Conceptual Elevations
Exhibit E – ESA Phase I Report & Inspection Report by Schutze & Associates;
Exhibit F Preliminary Title Report issued by Fidelity National Title Company
Exhibit G – Torrance Unified District Boundary Map

12. PUBLIC RECORDS

Proposals in response to this RFQ/P become the exclusive property of the District. All Proposals received in response to this RFQ/P become a matter of public record and shall be regarded as public records. Firms may mark portions of their Proposal which are

defined by the Firm as business or trade secrets and plainly marked as “Confidential,” “Trade Secret,” or “Proprietary”; however, the District does not guarantee that any information so marked will be protected from public disclosure. Firms recognize that the District, as a public agency, is subject to disclosure requirements of the California Public Records Act.

Although the California Public Records Act recognizes that certain confidential trade secret information may be protected from disclosure, the District shall not be in a position to establish that the information contained in any Proposal is a trade secret. If a Public Records Act request is made for information marked “Confidential,” “Trade Secret,” or “Proprietary,” the District will provide the entity making the Proposal in question with reasonable notice before releasing the information. However, the District will comply with its Public Records Act requirements unless the entity making the Proposal seeks and obtains protection from disclosure by a court of competent jurisdiction.

13. COMMUNICATIONS

All communications regarding this RFQ/P, the Hamilton Site, and the exchange process set forth herein shall be made through and to the District Contact as identified above. Interested firms are not to contact District officials including, but not limited to, Governing Board Members, the Superintendent, or any other management employee or representative of the District, other than the District Contact regarding this RFQ/P. **Contacting District Governing Board Members, officials, employees and/or representatives, other than the District Contact MAY RESULT IN THE DISQUALIFICATION OF YOUR PROPOSAL.**

Furthermore, all interested firms must disclose if any member, principal, or manager of Respondent has any known family member relationship(s) with any District officials including, but not limited to, Governing Board Members, the Superintendent, or any other management employee or representative of the District. **Failure to disclose any such known family member relationship(s) MAY RESULT IN THE DISQUALIFICATION OF YOUR PROPOSAL.**

The District will allow for site visits of the Hamilton Site to interested parties upon appointment only. Any appointment must be scheduled and completed prior to March 7, 2025. Anyone interested in reviewing the Hamilton Site may contact the District Contact to schedule an appointment. Under no circumstances shall any interested party conduct any structural inspection or testing on the Hamilton Site or take any action that will disturb the physical state of the Hamilton Site during such site visits. Nothing in the RFQ/P shall be construed as guaranteeing any party the right to site visit or requiring the Hamilton Site to provide site visits to any party, and any party who is unable to participate in a site visit for any reason shall not be granted any special consideration.

14. PROCESS

The District has sole discretion and reserves the right to reject any and all Proposals received with respect to this RFQ/P and to cancel the RFQ/P at any time prior to entering into an agreement for the Hamilton Site. It should be noted explicitly that there is no “bidding” process intended with this submission review process, and this invitation is not an offer by the District to enter into an agreement to negotiate or any other agreement,

nor is a response by an interested party to be considered as an offer that may be accepted by the District. Neither the District nor any interested firm will be bound to any agreement unless that agreement is in writing, approved by the District's Governing Board, and executed by both the interested party and an official authorized by District.

The District reserves the right to issue clarification of the RFQ/P or additional data without changing the terms of the RFQ/P. Any such changes will be provided with answers to questions on the website identified above. Therefore, all interested firms are required to periodically monitor the website for updates and the District will not be responsible for individual alerting interested firms in any such changes or clarifications. The District reserves the right to reject any Proposal response or all responses, to terminate discussions and to select any party with whom to deal, whether that party has responded to this RFQ/P. The District may entertain or make a Proposal that may not conform to this RFQ/P and may adopt terms that may have been proposed by a party not selected.

The District sincerely thanks you for your interest, and looks forward to receiving Proposals in response to this RFQ/P for the Hamilton Site.

Exhibit A

Location Map

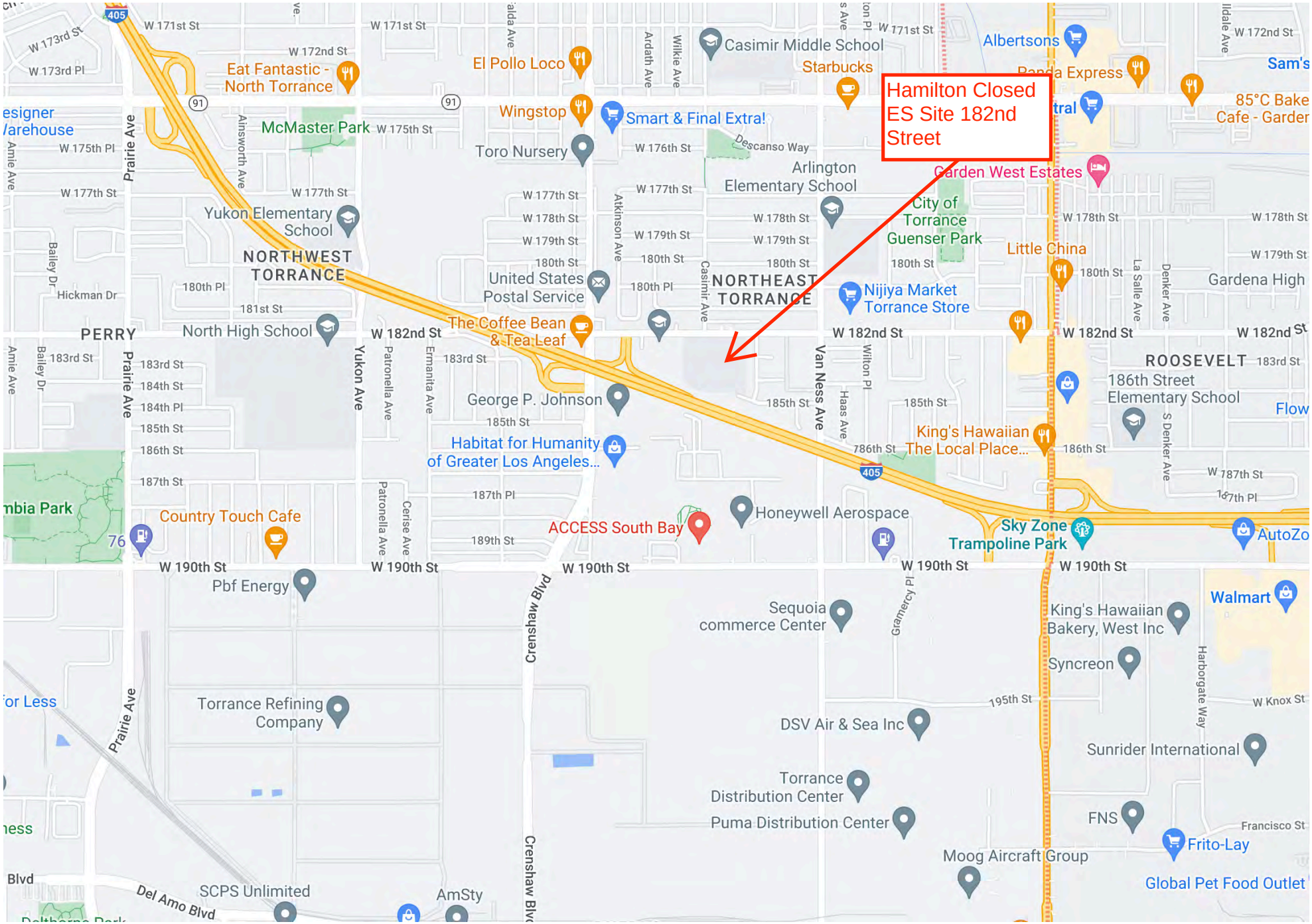

Hamilton Closed ES Site 182nd Street
405
91
W 171st St
W 172nd St
W 173rd St
W 173rd Pl
Eat Fantastic - North Torrance
El Pollo Loco
Casimir Middle School
Starbucks
Albertsons
Sam's
Panda Express
85°C Bake Cafe - Garden
Wingstop
Smart & Final Extra!
McMaster Park
W 175th St
W 175th Pl
Toro Nursery
W 176th St
Descanso Way
Arlington Elementary School
Garden West Estates
W 177th St
Yukon Elementary School
City of Torrance Guenser Park
W 178th St
Little China
W 179th St
NORTHWEST TORRANCE
NORTHEAST TORRANCE
United States Postal Service
180th St
180th Pl
Nijiya Market Torrance Store
Gardena High
Hickman Dr
181st St
PERRY
North High School
The Coffee Bean & Tea Leaf
W 182nd St
ROOSEVELT
183rd St
184th St
184th Pl
185th St
186th St
186th Street Elementary School
George P. Johnson
Habitat for Humanity of Greater Los Angeles...
King's Hawaiian The Local Place...
786th St
187th St
187th Pl
Honeywell Aerospace
Country Touch Cafe
ACCESS South Bay
Sky Zone Trampoline Park
189th St
W 190th St
Pbf Energy
Sequoia commerce Center
King's Hawaiian Bakery, West Inc
Walmart
Syncreon
195th St
W Knox St
Torrance Refining Company
DSV Air & Sea Inc
Sunrider International
Torrance Distribution Center
Puma Distribution Center
FNS
Frito-Lay
Francisco St
Moog Aircraft Group
Global Pet Food Outlet
SCPS Unlimited
AmSty
Del Amo Blvd
Prairie Ave
Yukon Ave
Crenshaw Blvd
Van Ness Ave
Harborgate Way
Gramercy Pl
Patronella Ave
Cerise Ave
Ermanita Ave
Atkinson Ave
Casimir Ave
Wilton Pl
Haas Ave
Ardath Ave
Wilkie Ave
Ainsworth Ave
Bailey Dr
Amie Ave
La Salle Ave
Denker Ave
S Denker Ave

Exhibit B

Assessor Parcel Maps

Order: 30068058
Doc: 4095-19 MAP ASSESSOR

Requested By: Dios Sabocor , Printed: 6/9/2021 8:15 AM

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

4095 | 19

SCALE 1" = 80'

660514 REVISED 10-15-58 12-18-61 671103252

CASIMIR AVE.

182ND ST.

N.89°55'50"E. 462

620

N.0°02'50"W.

183RD ST.

184TH ST.

185TH ST.

PURCHE AVE.

(900) SCHOOL

56 Por. 7.00± Ac. 0.12± " (st.) 6.89± Ac.

51 74.99 30.03 100

50 100

49

48

47

46

45

44

43

42

41 100

40 6,450± sq.ft. 48.80 25.28 97.45

39 6,210± sq.ft. 23.56 77.79 71.37

McDONALD TRACT
SAN PEDRO RANCHO
M. R. 15-21-22

TRACT NO. 22654
M. B. 602-40-42

CODE 9340

FOR PREV. ASSM'T. SEE: 4095-19

Street lines per M.R. 15-21-22 are considered the lot lines in this tract, although the Divisions of some lots are measured from the center lines of the streets.

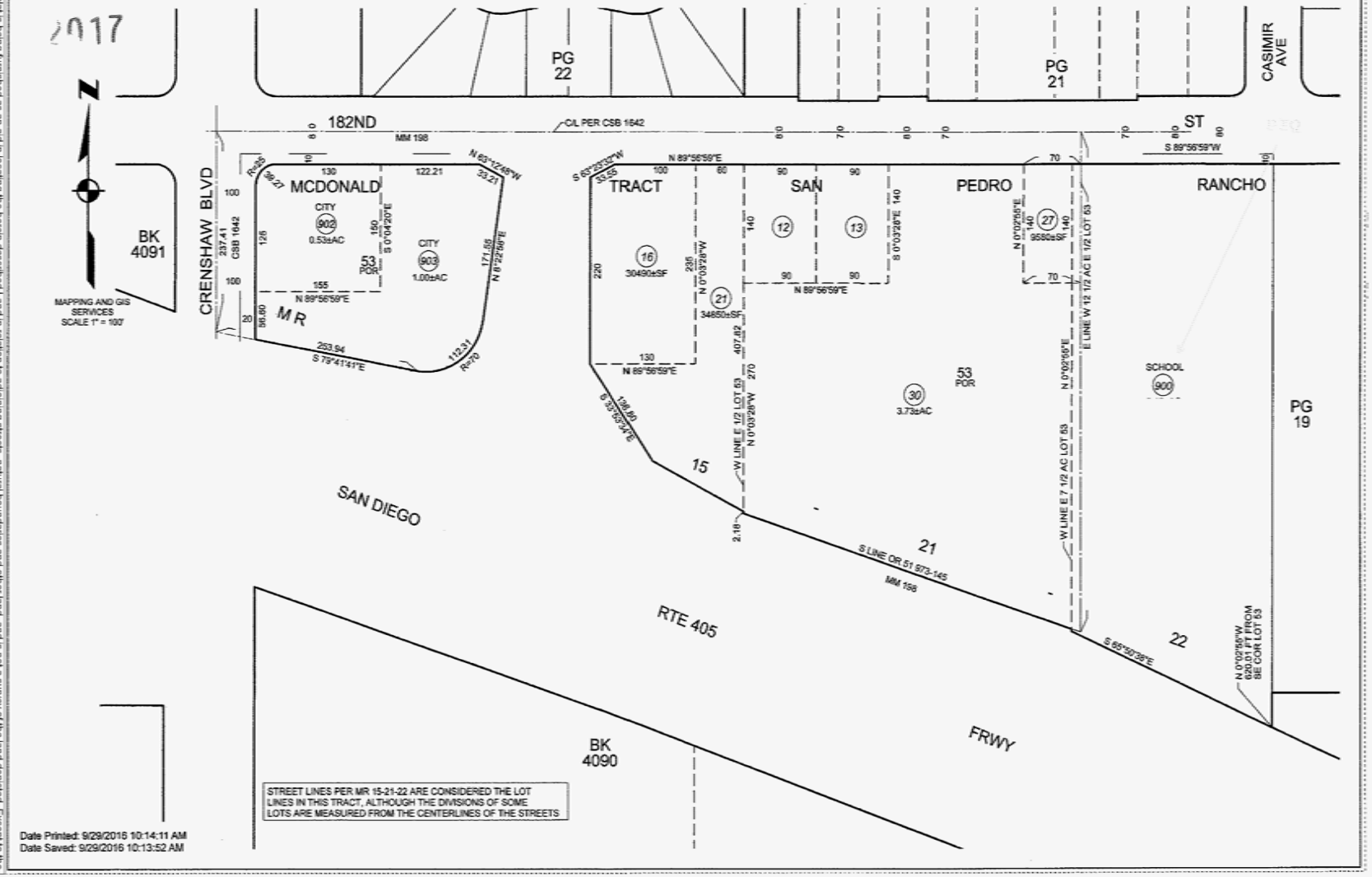
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

Order: 30068013
Doc: CALOSA:MASS 4095-00020

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

4095	20 SHEET	P. A. 4095-20	TRA 9340	REVISED 20010822110380O1-14 2016018190ABCOY-26					SEARCH NO		OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002

2017



Date Printed: 9/29/2016 10:14:11 AM
Date Saved: 9/29/2016 10:13:52 AM

Requested By: dossabocor, Printed: 6/8/2021 4:10 PM

Exhibit C

Hamilton Site Aerial Site Map

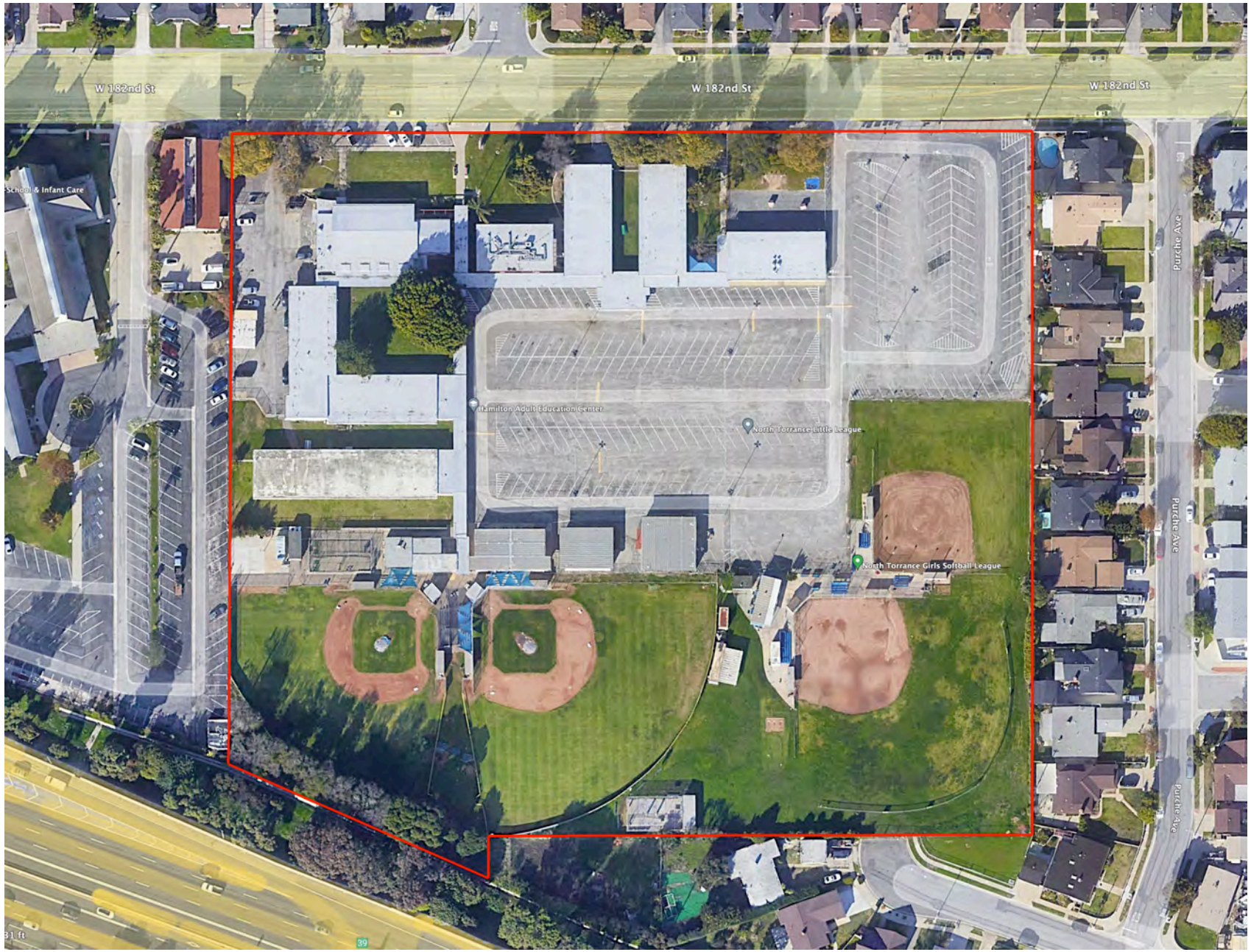

W 182nd St
W 182nd St
W 182nd St
School & Infant Care
Hamilton Adult Education Center
North Torrance Little League
North Torrance Girls Softball League
Purche Ave
Purche Ave
Purche Ave
31 ft
39

Exhibit D-1

Hamilton Site Conceptual Site Plan



TOWNHOMES (+ / - 7.6 ACRE):
128 UNITS (+ / - 1,600 SF)
+ / - 16.8 DU/ACRE
256 COVERED PARKING SPACES

SINGLE FAMILY CLUSTER (+ / - 2.4 ACRE):
22 UNITS
+ / - 9.2 DU/ACRE
44 COVERED PARKING SPACES

+/- 70 ADDITIONAL SURFACE SPACES

PROPOSED SITE PLAN

TORRANCE SCHOOL REDEVELOPMENT, TORRANCE, CA

TERRA REALTY ADVISORS

NOTE: This site plan study's purpose is to provide a preliminary estimate of commercial area (if any), unit and parking counts for the subject property, is conceptual in nature and was prepared based upon information provided by the client. It is understood that site constraints such as easements, dedications, and jurisdictional requirements such as certain zoning and other such development code criteria, may not have been know at the time the study was prepared. Therefore, the unit count, density, floor area ratio, and parking count may require revision once any previously unknown site information, zoning and development code requirements are incorporated into the site plan study. In addition, certain variances from the applicable zoning criteria may be required to implement the clients intended program.

0 50 100 200

DAHLIN

JOB NO. 698_003
DATE 02/02/2024

N



TOWNHOMES (+ / - 7.6 ACRE):
122 UNITS (+ / - 1,600 SF)
+ / - 16.0 DU/ACRE
244 COVERED PARKING SPACES

SINGLE FAMILY CLUSTER (+ / - 2.4 ACRE):
22 UNITS
+ / - 9.2 DU/ACRE
44 COVERED PARKING SPACES

+/- 65 ADDITIONAL SURFACE SPACES

PROPOSED SITE PLAN-ALTERNATE

TORRANCE SCHOOL REDEVELOPMENT, TORRANCE, CA

TERRA REALTY ADVISORS

NOTE: This site plan study's purpose is to provide a preliminary estimate of commercial area (if any), unit and parking counts for the subject property, is conceptual in nature and was prepared based upon information provided by the client. It is understood that site constraints such as easements, dedications, and jurisdictional requirements such as certain zoning and other such development code criteria, may not have been know at the time the study was prepared. Therefore, the unit count, density, floor area ratio, and parking count may require revision once any previously unknown site information, zoning and development code requirements are incorporated into the site plan study. In addition, certain variances from the applicable zoning criteria may be required to implement the clients intended program.

0 50 100 200

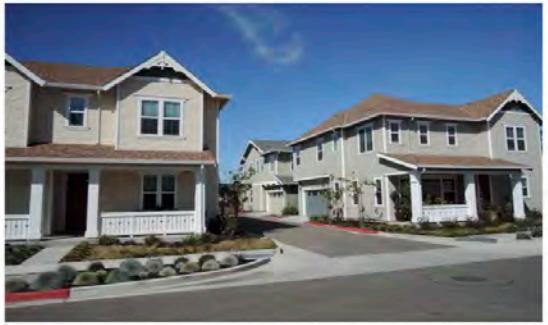
DAHLIN

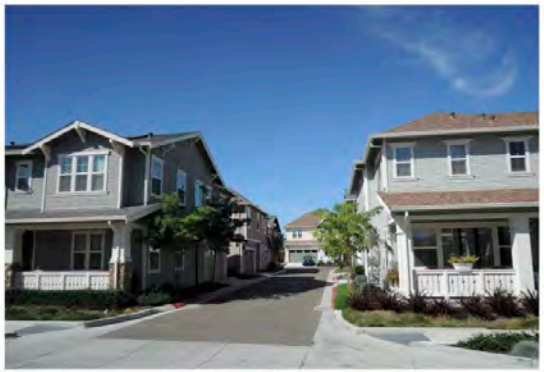
JOB NO. 698_003
DATE 11/11/2024

N

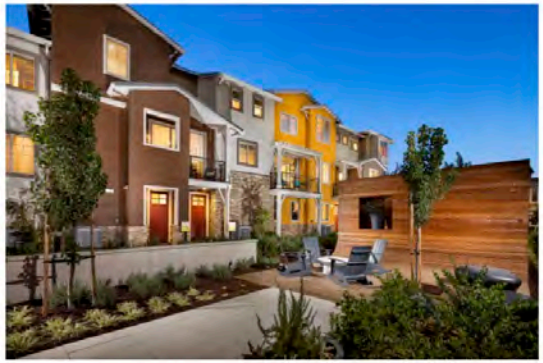
Exhibit D-2

Hamilton Site Conceptual Elevations





SAMPLE IMAGERY

TORRANCE SCHOOL REDEVELOPMENT, TORRANCE, CA

TERRA REALTY ADVISORS

NOTE: This site plan study's purpose is to provide a preliminary estimate of commercial area (if any), unit and parking counts for the subject property, is conceptual in nature and was prepared based upon information provided by the client. It is understood that site constraints such as easements, dedications, and jurisdictional requirements such as certain zoning and other such development code criteria, may not have been know at the time the study was prepared. Therefore, the unit count, density, floor area ratio, and parking count may require revision once any previously unknown site information, zoning and development code requirements are incorporated into the site plan study. In addition, certain variances from the applicable zoning criteria may be required to implement the clients intended program.

DAHLIN

JOB NO. 698_003
DATE 02/02/2024

Exhibit E

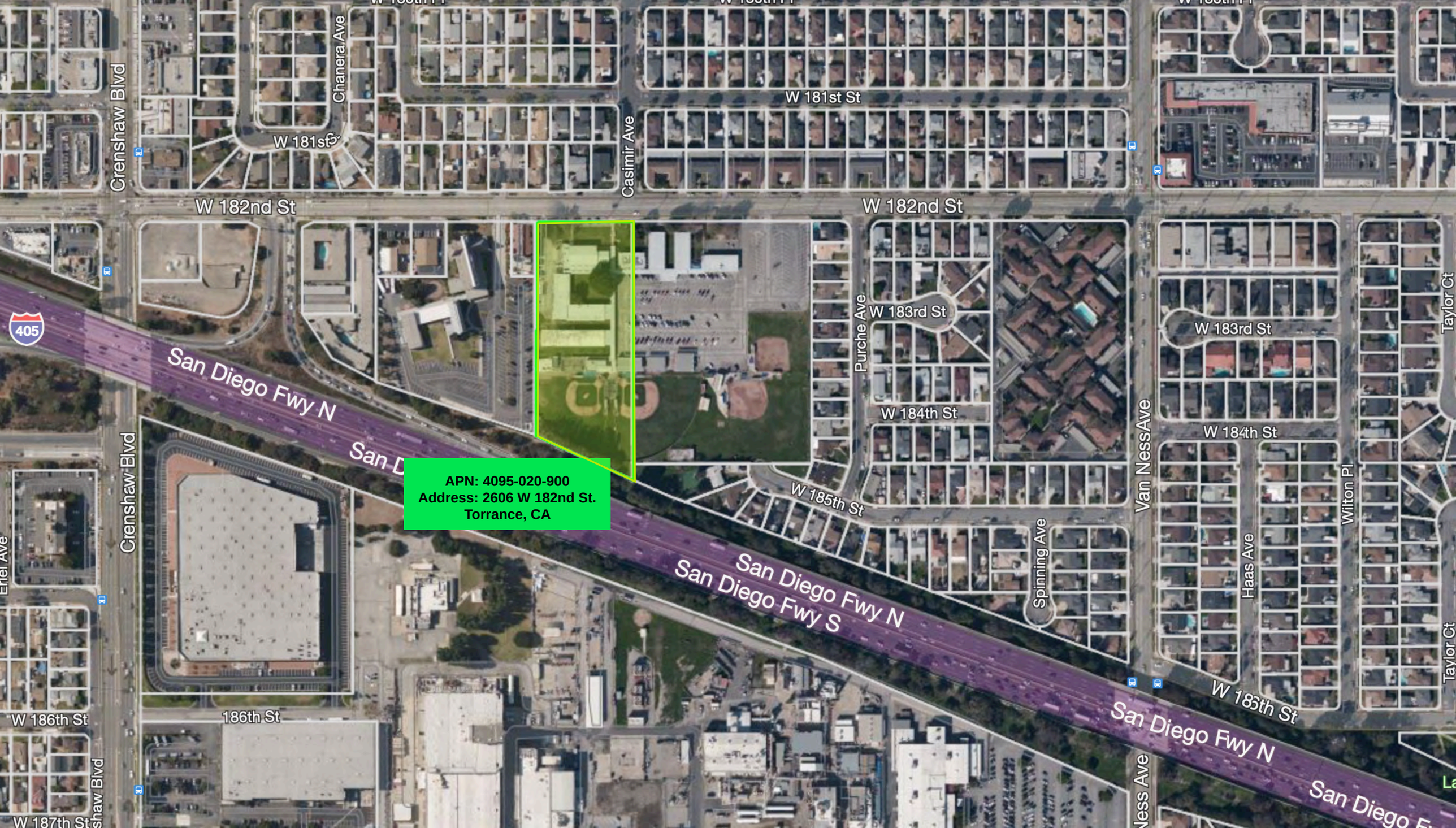
ESA Phase I Report

[To Be Inserted When Available: Estimated January 26, 2025]

Exhibit F

Preliminary Title Reports

[May Be Updated at Time of RFP Issuance]


APN: 4095-020-900
Address: 2606 W 182nd St.
Torrance, CA
W 181st St
W 182nd St
Crenshaw Blvd
Chanera Ave
Casimir Ave
Purche Ave
Van Ness Ave
Spinning Ave
Haas Ave
Wilton Pl
Taylor Ct
W 183rd St
W 184th St
W 185th St
W 186th St
186th St
W 187th St
405
San Diego Fwy N
San Diego Fwy S

Fidelity National Title
BUILDER SERVICES

4210 Riverwalk Parkway, Suite 100
Riverside, CA 92505
Phone: (951) 710-5900
Fax: (951) 710-5955

Issuing Policies of Fidelity National Title Insurance Company

Title Officer: Chris Scurti (MA)
Escrow Officer: Major Accounts OAC

Order No.: 987-**30068013**-CS7

TO:

TERRA Realty Advisors
450 Chadbourne Road, Suite G
Fairfield, CA 94534

ATTN: **Ashante Reid**
YOUR REFERENCE:

PROPERTY ADDRESS: 2606 West 182nd Street, Torrance, CA

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 or Conditions 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. 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 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 Florida 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.

Countersigned by:

Authorized Signature

Fidelity National Title
BUILDER SERVICES

4210 Riverwalk Parkway, Suite 100
Riverside, CA 92505
Phone: (951) 710-5900
Fax: (951) 710-5955

PRELIMINARY REPORT

EFFECTIVE DATE: **May 5, 2021 at 7:30 a.m.**

ORDER NO.: 987-30068013-CS7

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

A PRELIMINARY REPORT ONLY

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

   A FEE

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

   TORRANCE UNIFIED SCHOOL DISTRICT OF LOS ANGELES COUNTY

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

   See Exhibit A attached hereto and made a part hereof.

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF TORRANCE IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE EASTERLY 7.5 ACRES OF LOT 53 OF THE MCDONALD TRACT, IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 21 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION THEREOF LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE EASTERLY LINE OF CRENSHAW BOULEVARD, 60 FEET WIDE, DISTANT THEREON SOUTH 0° 04’ 20” EAST, 125 FEET FROM THE SOUTHERLY LINE OF 182ND STREET, 60 FEET WIDE; THENCE PARALLEL WITH SAID SOUTHERLY LINE NORTH 89° 56’ 59” EAST, 616 FEET TO THE POINT OF TANGENCY WITH A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 235 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 295.16 FEET; THENCE TANGENT TO SAID CURVE SOUTH 18° 05’ 11” EAST, 170.68 FEET TO THE POINT OF TANGENCY WITH A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 130 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 100.02 FEET; THENCE TANGENT TO SAID CURVE SOUTH 65° 50’ 38” EAST 358.68 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT, DISTANT NORTH 0° 02’ 55” WEST 620.01 FEET FROM THE SOUTHEASTERLY CORNER THEREOF.

APN: 4095-020-900

EXCEPTIONS

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:

A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2021-2022.

B. General and special city and/or county taxes, bonds, or assessments which may become due on said land, if and when title to said land is no longer vested in a governmental or quasigovernmental agency. Tax parcel for said land is currently shown as APN: 4095-020-900.

C. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

1. Water rights, claims or title to water, whether or not disclosed by the public records.

2. A waiver in favor of the State of California of any claims for damages to said land by reason of the location, construction, landscaping, or maintenance of a freeway contiguous thereto, as contained in deed from Chester L. Kehn, et al., recorded in Book 46869, Page 113, of Official Records.

3. The fact that the ownership of said land does not include any rights of ingress or egress to or from the freeway, said rights, having been relinquished by the above mentioned deed.

4. Matters contained in that certain document

Entitled:	Resolution No. 65-97
Dated:	May 11, 1965
Executed by:	City of Torrance
Recording Date:	May 19, 1965
Recording No:	3146, Official Records

Reference is hereby made to said document for full particulars.

5. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

6. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

EXCEPTIONS
(Continued)

7. Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.

PLEASE REFER TO THE "INFORMATIONAL NOTES" AND "REQUIREMENTS" SECTIONS WHICH FOLLOW FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION.

END OF EXCEPTIONS

REQUIREMENTS SECTION

1. Unrecorded matters which may be disclosed by an Owner's Affidavit or Declaration. A form of the Owner's Affidavit/Declaration is attached to this Preliminary Report/Commitment. This Affidavit/Declaration is to be completed by the record owner of the land and submitted for review prior to the closing of this transaction. Your prompt attention to this requirement will help avoid delays in the closing of this transaction. Thank you.

   The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit/Declaration.

2. In order to complete this report, the Company requires a Statement of Information to be completed by the following party(s),

   Party(s): All Parties

   The Company reserves the right to add additional items or make further requirements after review of the requested Statement of Information.

   NOTE: The Statement of Information is necessary to complete the search and examination of title under this order. Any title search includes matters that are indexed by name only, and having a completed Statement of Information assists the Company in the elimination of certain matters which appear to involve the parties but in fact affect another party with the same or similar name. Be assured that the Statement of Information is essential and will be kept strictly confidential to this file.

END OF REQUIREMENTS

INFORMATIONAL NOTES SECTION

1. None of the items shown in this report will cause the Company to decline to attach CLTA Endorsement Form 100 to an Extended Coverage Loan Policy, when issued.

2. The Company is not aware of any matters which would cause it to decline to attach CLTA Endorsement Form 116 indicating that there is located on said Land Commercial properties, known as 2606 West 182nd Street, located within the city of Torrance, California, 90504, to an Extended Coverage Loan Policy.

3. Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.

4. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

5. Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.

6. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

END OF INFORMATIONAL NOTES

Chris Scurti (MA)/en

Wire Fraud Alert

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the phone number of relevant parties to the transaction as soon as an escrow account is opened**. DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
http://www.fbi.gov

Internet Crime Complaint Center:
http://www.ic3.gov

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Fidelity National Title
BUILDER SERVICES

4210 Riverwalk Parkway, Suite 100
Riverside, CA 92505
Phone: (951) 710-5900
Fax: (951) 710-5955

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

Not all discounts are offered by every FNF Company. The discount will only be applicable to the FNF Company as indicated by the named discount.

FNF Underwritten Title Company	**Underwritten by FNF Underwriters**
CTC – Chicago Title company	CTIC – Chicago Title Insurance Company
CLTC – Commonwealth Land Title Company	CLTIC - Commonwealth Land Title Insurance Company
FNTC – Fidelity National Title Company of California	FNTIC – Fidelity National Title Insurance Company
FNTCCA - Fidelity National Title Company of California	FNTIC - Fidelity National Title Insurance Company
TICOR – Ticor Title Company of California	CTIC – Chicago Title Insurance Company
LTC – Lawyer's Title Company	CLTIC – Commonwealth Land Title Insurance Company
SLTC – ServiceLink Title Company	CTIC – Chicago Title Insurance Company

Available Discounts

DISASTER LOANS (CTIC, CLTIC, FNTIC)
The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within twenty-four (24) months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be fifty percent (50%) of the appropriate title insurance rate.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, FNTIC)
On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be fifty percent (50%) to seventy percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be forty (40%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.

FIDELITY NATIONAL FINANCIAL, INC.
PRIVACY NOTICE

Effective January 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (*e.g.*, name, address, phone number, email address);
- demographic information (*e.g.*, date of birth, gender, marital status);
- identity information (*e.g.* Social Security Number, driver's license, passport, or other government ID number);
- financial account information (*e.g.* loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;

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- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information
We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information
If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (https://fnf.com/pages/californiaprivacy.aspx) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children
The FNF Websites are not intended or designed to attract persons under the age of eighteen (18).We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users
FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans
Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

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Your Consent To This Privacy Notice; Notice Changes; Use of Comments or Feedback

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's Opt Out Page or contact us by phone at (888) 934-3354 or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

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ATTACHMENT ONE (Revised 05-06-16)

CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY – 1990

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 or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, 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 HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

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;

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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 Dollar Limit of Liability
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (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 that 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.
   (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 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.
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,{ t{or T}his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

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{PART I

{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:

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 that 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.
   (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, that arise by reason of:
{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:

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 in 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 that 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. }
7. {Variable exceptions such as taxes, easements, CC&R's, etc. shown here.}

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ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY – ASSESSMENTS PRIORITY (04-02-15)

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.

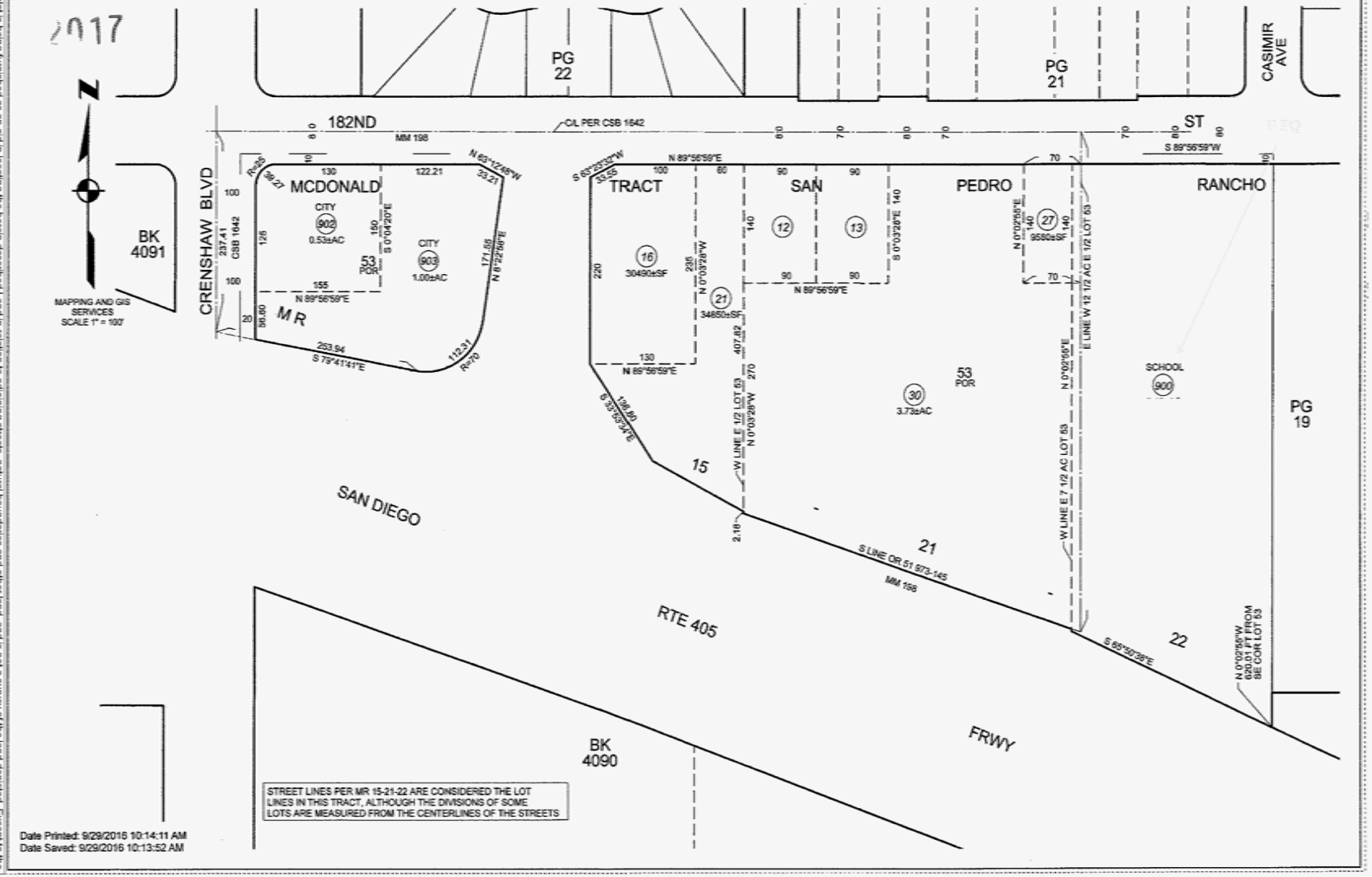
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Doc: CALOSA:MASS 4095-00020

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

4095	20 SHEET	P. A. 4095-20	TRA 9340	REVISED 20010822110380O1-14 2016018190ABCOY-26					SEARCH NO		OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002

2017



Date Printed: 9/29/2016 10:14:11 AM
Date Saved: 9/29/2016 10:13:52 AM

Requested By: dossabocor, Printed: 6/8/2021 4:10 PM

OWNER'S DECLARATION

Escrow No.: 30068013-987-987-CS7
Property Address: 2606 West 182nd Street
Torrance, CA 90504

The undersigned hereby declares as follows:

1. (Fill in the applicable paragraph and strike the other)

   a. Declarant ("Owner") is the owner or lessee, as the case may be, of certain premises located at 2606 West 182nd Street, Torrance, CA 90504, further described as follows: See Preliminary Report/Commitment No. for full legal description (the "Land").

   b. Declarant is the _____ of _____ ("Owner"), which is the owner or lessee, as the case may be, of certain premises located at 2606 West 182nd Street, Torrance, CA 90504, further described as follows: See Preliminary Report/Commitment No. for full legal description (the "Land").

2. (Fill in the applicable paragraph and strike the other)

   a. During the period of six months immediately preceding the date of this declaration no work has been done, no surveys or architectural or engineering plans have been prepared, and no materials have been furnished in connection with the erection, equipment, repair, protection or removal of any building or other structure on the Land or in connection with the improvement of the Land in any manner whatsoever.

   b. During the period of six months immediately preceding the date of this declaration certain work has been done and materials furnished in connection with _____ upon the Land in the approximate total sum of $_____, but no work whatever remains to be done and no materials remain to be furnished to complete the construction in full compliance with the plans and specifications, nor are there any unpaid bills incurred for labor and materials used in making such improvements or repairs upon the Land, or for the services of architects, surveyors or engineers, except as follows: _____. Owner, by the undersigned Declarant, agrees to and does hereby indemnify and hold harmless Fidelity National Title Company against any and all claims arising therefrom.

3. Owner has not previously conveyed the Land; is not a debtor in bankruptcy (and if a partnership, the general partner thereof is not a debtor in bankruptcy); and has not received notice of any pending court action affecting the title to the Land.

4. Except as shown in the above-referenced Preliminary Report/Commitment, there are no unpaid or unsatisfied mortgages, deeds of trust, Uniform Commercial Code financing statements, regular assessments, special assessments, periodic assessments or any assessment from any source, claims of lien, special assessments, or taxes that constitute a lien against the Land or that affect the Land but have not been recorded in the public records. There are no violations of the covenants, conditions and restrictions as shown in the above-referenced Preliminary Report/Commitment.

5. The Land is currently in use as _____; _____ occupy/occupies the Land; and the following are all of the leases or other occupancy rights affecting the Land:

   _____

6. There are no other persons or entities that assert an ownership interest in the Land, nor are there unrecorded easements, claims of easement, or boundary disputes that affect the Land.

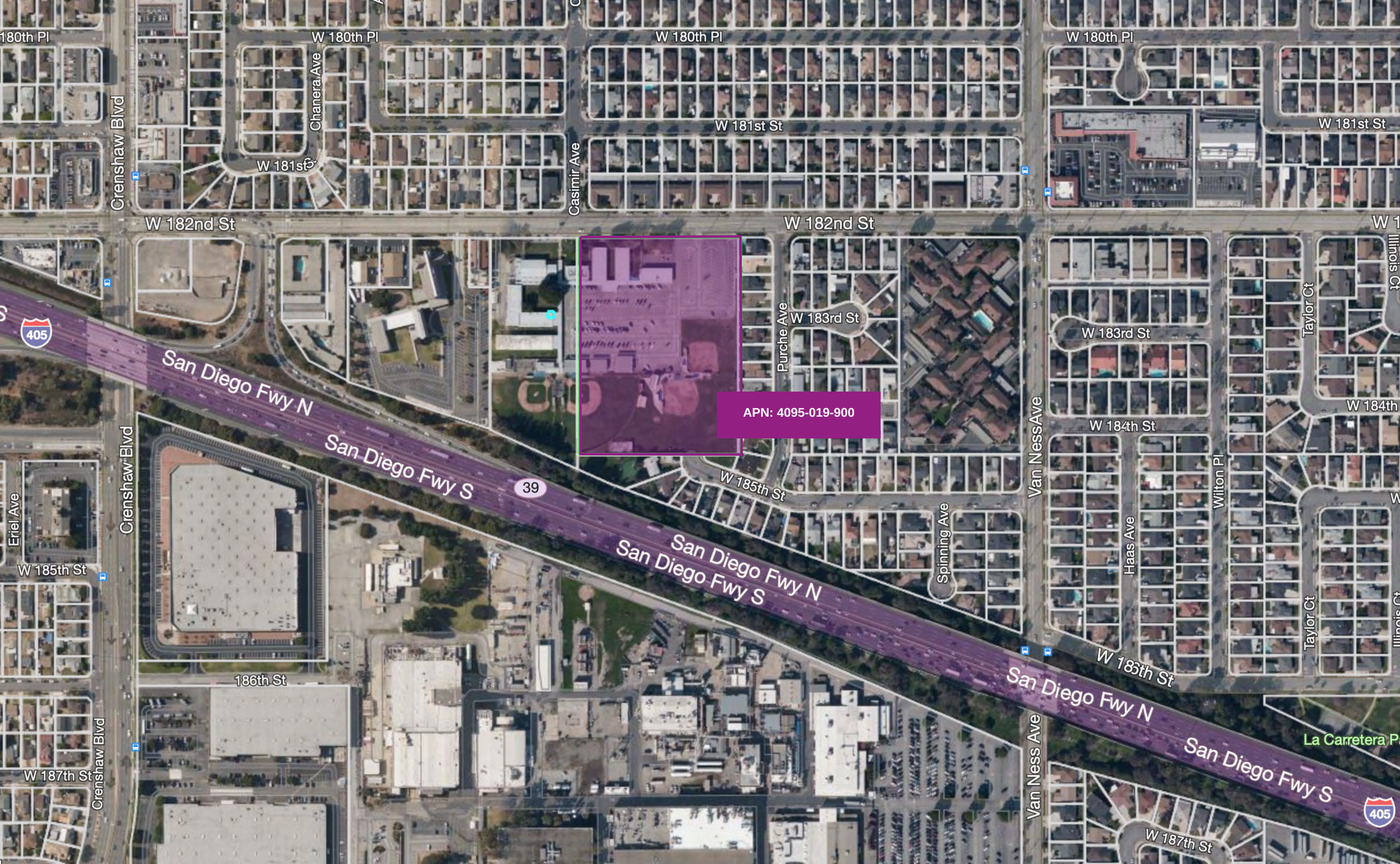
7. There are no outstanding options to purchase or rights of first refusal affecting the Land.

8. Between the most recent Effective Date of the above-referenced Preliminary Report/Commitment and the date of recording of the Insured Instrument(s), Owner has not taken or allowed, and will not take or allow, any action or inaction to encumber or otherwise affect title to the Land.

This declaration is made with the intention that Fidelity National Title Company (the "Company") and its policy issuing agents will rely upon it in issuing their title insurance policies and endorsements. Owner, by the undersigned Declarant, agrees to indemnify the Company against loss or damage (including attorneys fees, expenses, and costs) incurred by the Company as a result of any untrue statement made herein.

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed on _____ at _____.

Signature: _____


APN: 4095-019-900
W 180th Pl
W 180th Pl
W 180th Pl
Crenshaw Blvd
Chanera Ave
Casimir Ave
W 181st St
W 181st St
W 181st St
W 182nd St
W 182nd St
405
San Diego Fwy N
Purche Ave
W 183rd St
W 183rd St
Taylor Ct
Illinois Ct
W 184th
W 184th St
Van Ness Ave
Eriel Ave
W 185th St
Crenshaw Blvd
Spinning Ave
Haas Ave
Wilton Pl
W 185th St
San Diego Fwy S
39
San Diego Fwy N
San Diego Fwy S
San Diego Fwy N
San Diego Fwy S
186th St
Taylor Ct
La Carretera
W 187th St
Crenshaw Blvd
Van Ness Ave
405
W 187th St

Fidelity National Title
BUILDER SERVICES

4210 Riverwalk Parkway, Suite 100
Riverside, CA 92505
Phone: (951) 710-5900
Fax: (951) 710-5955

Issuing Policies of Fidelity National Title Insurance Company

Title Officer: Chris Scurti (MA)
Escrow Officer: Major Accounts OAC

Order No.: 987-**30068058**-CS7

TO:

TERRA Realty Advisors
450 Chadbourne Road, Suite G
Fairfield, CA 94534

ATTN: **Ashante Reid**
YOUR REFERENCE:

PROPERTY ADDRESS: **APN: 4095-019-900, Torrance, CA**

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 or Conditions 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. 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 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 Florida 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.

Countersigned by:

Authorized Signature

Fidelity National Title
BUILDER SERVICES

4210 Riverwalk Parkway, Suite 100
Riverside, CA 92505
Phone: (951) 710-5900
Fax: (951) 710-5955

PRELIMINARY REPORT

EFFECTIVE DATE: **May 5, 2021 at 7:30 a.m.**

ORDER NO.: 987-30068058-CS7

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

A Preliminary Report Only

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

   A FEE

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

   TORRANCE UNIFIED SCHOOL DISTRICT OF LOS ANGELES COUNTY

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

   See Exhibit A attached hereto and made a part hereof.

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF TORRANCE IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

THE WEST 2 ACRES (MEASURED TO THE CENTER OF THE STREET) OF THE NORTHWEST ONE-QUARTER OF LOT 56 OF THE MCDONALD TRUST, RANCHO SAN PEDRO, IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15 PAGES 21 AND 22 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B:

THE WEST HALF OF THE EAST 5 ACRES OF THE WEST 7 ACRES OF THE NORTHWEST QUARTER OF LOT 56 OF MCDONALD TRACT, IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15 PAGES 21 AND22 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL C:

THE WEST HALF OF THE EAST HALF OF THE EAST 5 ACRES OF THE WEST 7 ACRES OF THE NORTHWEST QUARTER OF LOT 56 OF THE MCDONALD TRACT, IN THE RANCHO SAN PEDRO, IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15 PAGES 21 AND22 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING ALL OIL, AND GAS AND OTHER HYDROCARBONS EXISTING IN SAID PROPERTY BELOW THE LEVEL OF 500 FEET BENEATH THE SURFACE OF SAID LAND AND RESERVING TO NORMAN J. SHEFFIELD AND GENEVA M. SHEFFIELD THE RIGHT TO EXTRACT SAID OIL, GAS AND OTHER HYDROCARBONS BY SLANT DRILLING FROM LOCATIONS OUTSIDE THE SURFACE OF SAID PROPERTY, BUT WITHOUT THE RIGHT TO ENTER UPON THE SURFACE OF SAID PROPERTY FOR THE PURPOSE OF REMOVING SAID OIL, GAS AND OTHER HYDROCARBONS, AS SET FORTH IN FINAL DECREE OF CONDEMNATION, A CERTIFIED COPY THEREOF BEING RECORDED JANUARY 21, 1958 IN BOOK 5615, PAGE 440, OFFICIAL RECORDS.

PARCEL D:

THE EAST HALF OF THE EAST HALF OF EAST 5 ACRES OF THE WEST 7 ACRES OF THE NORTHWEST QUARTER OF LOT 56 OF THE MCDONALD TRACT, IN THE RANCHO SAN PEDRO, IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGES 21 AND 22 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4095-019-900

EXCEPTIONS

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:

A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2021-2022.

B. General and special city and/or county taxes, bonds, or assessments which may become due on said land, if and when title to said land is no longer vested in a governmental or quasigovernmental agency. Tax parcel for said land is currently shown as APN 4095-019-900.

C. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

1. Water rights, claims or title to water, whether or not disclosed by the public records.

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

Reserved by:	M. A. Avery, Trustee
Purpose:	Water conduits
Recording No:	in Book 2206, Page 104, Deeds
Affects:	A portion of said land as more particularly described in said document.

Reference is hereby made to said document for full particulars.

The record ownership of said easement has since passed to the Moneta Water Company, a corporation

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

Granted to:	City of Torrance, a municipal corporation
Purpose:	Public street and highway
Recording Date:	September 16, 1958
Recording No:	as Instrument No. 3492, Official Records
Affects:	A portion of said land as more particularly described in said document.

Reference is hereby made to said document for full particulars.

4. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

5. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

EXCEPTIONS
(Continued)

6. Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.

PLEASE REFER TO THE "INFORMATIONAL NOTES" AND "REQUIREMENTS" SECTIONS WHICH FOLLOW FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION.

END OF EXCEPTIONS

REQUIREMENTS SECTION

1. Unrecorded matters which may be disclosed by an Owner's Affidavit or Declaration. A form of the Owner's Affidavit/Declaration is attached to this Preliminary Report/Commitment. This Affidavit/Declaration is to be completed by the record owner of the land and submitted for review prior to the closing of this transaction. Your prompt attention to this requirement will help avoid delays in the closing of this transaction. Thank you.

   The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit/Declaration.

2. In order to complete this report, the Company requires a Statement of Information to be completed by the following party(s),

   Party(s): All Parties

   The Company reserves the right to add additional items or make further requirements after review of the requested Statement of Information.

   NOTE: The Statement of Information is necessary to complete the search and examination of title under this order. Any title search includes matters that are indexed by name only, and having a completed Statement of Information assists the Company in the elimination of certain matters which appear to involve the parties but in fact affect another party with the same or similar name. Be assured that the Statement of Information is essential and will be kept strictly confidential to this file.

END OF REQUIREMENTS

INFORMATIONAL NOTES SECTION

1. None of the items shown in this report will cause the Company to decline to attach CLTA Endorsement Form 100 to an Extended Coverage Loan Policy, when issued.

2. Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.

3. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

4. Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.

5. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

END OF INFORMATIONAL NOTES

Chris Scurti (MA)/ng

Wire Fraud Alert

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the phone number of relevant parties to the transaction as soon as an escrow account is opened**. DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
http://www.fbi.gov

Internet Crime Complaint Center:
http://www.ic3.gov

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Fidelity National Title
BUILDER SERVICES

4210 Riverwalk Parkway, Suite 100
Riverside, CA 92505
Phone: (951) 710-5900
Fax: (951) 710-5955

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

Not all discounts are offered by every FNF Company. The discount will only be applicable to the FNF Company as indicated by the named discount.

FNF Underwritten Title Company	**Underwritten by FNF Underwriters**
CTC – Chicago Title company	CTIC – Chicago Title Insurance Company
CLTC – Commonwealth Land Title Company	CLTIC - Commonwealth Land Title Insurance Company
FNTC – Fidelity National Title Company of California	FNTIC – Fidelity National Title Insurance Company
FNTCCA - Fidelity National Title Company of California	FNTIC - Fidelity National Title Insurance Company
TICOR – Ticor Title Company of California	CTIC – Chicago Title Insurance Company
LTC – Lawyer's Title Company	CLTIC – Commonwealth Land Title Insurance Company
SLTC – ServiceLink Title Company	CTIC – Chicago Title Insurance Company

Available Discounts

DISASTER LOANS (CTIC, CLTIC, FNTIC)

The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within twenty-four (24) months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be fifty percent (50%) of the appropriate title insurance rate.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, FNTIC)

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be fifty percent (50%) to seventy percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be forty (40%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.

FIDELITY NATIONAL FINANCIAL, INC.
PRIVACY NOTICE

Effective January 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (*e.g.*, name, address, phone number, email address);
- demographic information (*e.g.*, date of birth, gender, marital status);
- identity information (*e.g.* Social Security Number, driver's license, passport, or other government ID number);
- financial account information (*e.g.* loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;

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- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information
We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information
If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (https://fnf.com/pages/californiaprivacy.aspx) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children
The FNF Websites are not intended or designed to attract persons under the age of eighteen (18).We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users
FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans
Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

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Your Consent To This Privacy Notice; Notice Changes; Use of Comments or Feedback

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's Opt Out Page or contact us by phone at (888) 934-3354 or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

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Order No. 30068058-987-987-CS7

ATTACHMENT ONE (Revised 05-06-16)

CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY – 1990

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 or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, 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 HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

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;

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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 Dollar Limit of Liability
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (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 that 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.
   (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 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.
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,{ t{or T}his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

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{PART I

{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:

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 that 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.
   (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, that arise by reason of:
{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:

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 in 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 that 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. }
7. {Variable exceptions such as taxes, easements, CC&R's, etc. shown here.}

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ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY – ASSESSMENTS PRIORITY (04-02-15)

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.

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Order: 30068058

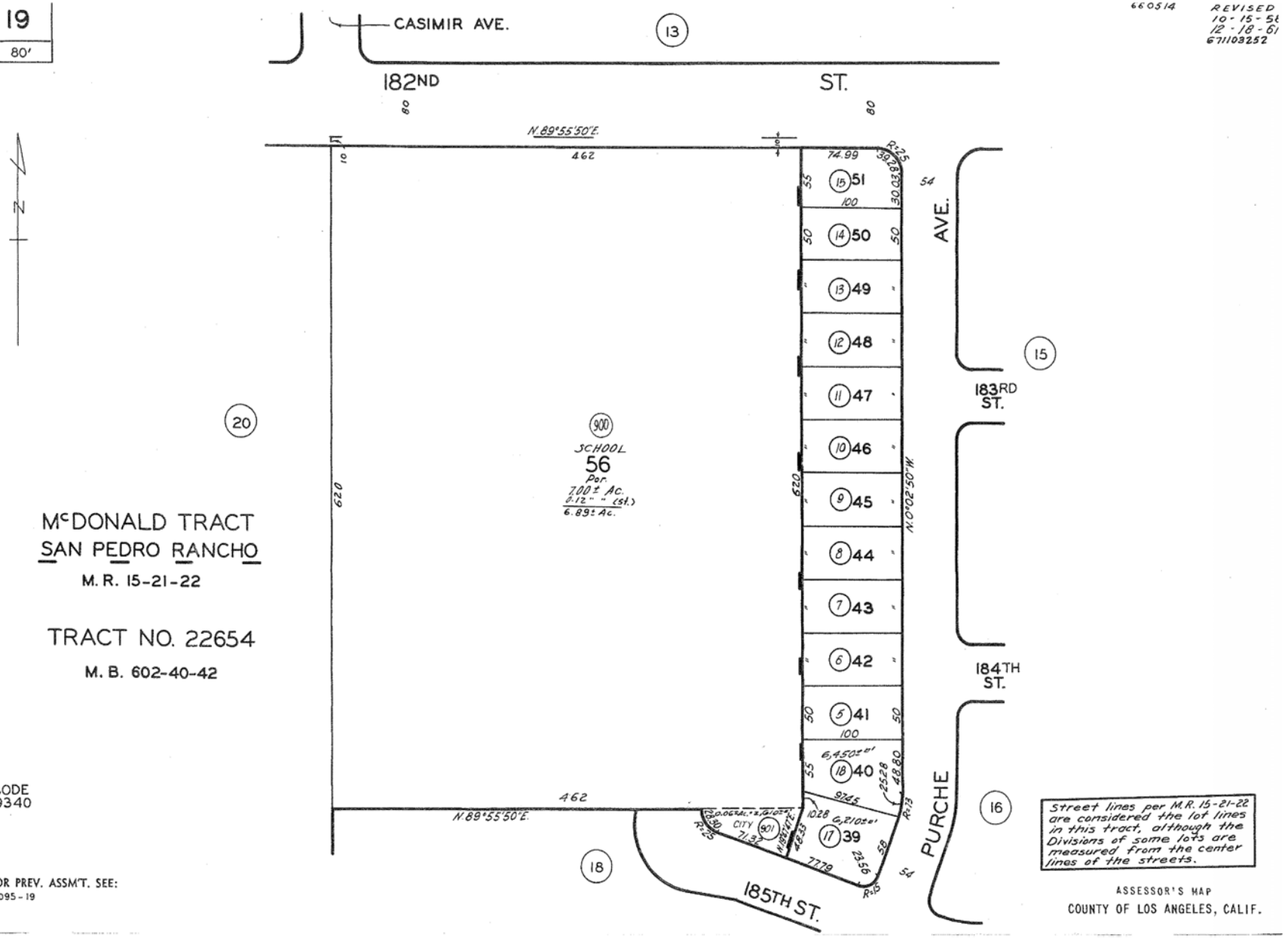
This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Requested By: diossabocor. Printed: 6/9/2021 11:24 AM

4095 | 19

SCALE 1" = 80'

660514 REVISED 10-15-51 12-18-61 671103252



McDONALD TRACT
SAN PEDRO RANCHO
M. R. 15-21-22

TRACT NO. 22654
M. B. 602-40-42

CODE
9340

FOR PREV. ASSM'T. SEE:
4095-19

Street lines per M.R. 15-21-22 are considered the lot lines in this tract, although the Divisions of some lots are measured from the center lines of the streets.

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

OWNER'S DECLARATION

Escrow No.: 30068058-987-987-CS7
Property Address: APN: 4095-019-900
Torrance, CA 90504

The undersigned hereby declares as follows:

1. (Fill in the applicable paragraph and strike the other)
   a. Declarant ("Owner") is the owner or lessee, as the case may be, of certain premises located at APN: 4095-019-900, Torrance, CA 90504, further described as follows: See Preliminary Report/Commitment No. for full legal description (the "Land").
   b. Declarant is the _____ of _____ ("Owner"), which is the owner or lessee, as the case may be, of certain premises located at APN: 4095-019-900, Torrance, CA 90504, further described as follows: See Preliminary Report/Commitment No. for full legal description (the "Land").
2. (Fill in the applicable paragraph and strike the other)
   a. During the period of six months immediately preceding the date of this declaration no work has been done, no surveys or architectural or engineering plans have been prepared, and no materials have been furnished in connection with the erection, equipment, repair, protection or removal of any building or other structure on the Land or in connection with the improvement of the Land in any manner whatsoever.
   b. During the period of six months immediately preceding the date of this declaration certain work has been done and materials furnished in connection with _____ upon the Land in the approximate total sum of $_____, but no work whatever remains to be done and no materials remain to be furnished to complete the construction in full compliance with the plans and specifications, nor are there any unpaid bills incurred for labor and materials used in making such improvements or repairs upon the Land, or for the services of architects, surveyors or engineers, except as follows: _____. Owner, by the undersigned Declarant, agrees to and does hereby indemnify and hold harmless Fidelity National Title Company against any and all claims arising therefrom.
3. Owner has not previously conveyed the Land; is not a debtor in bankruptcy (and if a partnership, the general partner thereof is not a debtor in bankruptcy); and has not received notice of any pending court action affecting the title to the Land.
4. Except as shown in the above-referenced Preliminary Report/Commitment, there are no unpaid or unsatisfied mortgages, deeds of trust, Uniform Commercial Code financing statements, regular assessments, special assessments, periodic assessments or any assessment from any source, claims of lien, special assessments, or taxes that constitute a lien against the Land or that affect the Land but have not been recorded in the public records. There are no violations of the covenants, conditions and restrictions as shown in the above-referenced Preliminary Report/Commitment.
5. The Land is currently in use as _____; _____ occupy/occupies the Land; and the following are all of the leases or other occupancy rights affecting the Land:

   _____
6. There are no other persons or entities that assert an ownership interest in the Land, nor are there unrecorded easements, claims of easement, or boundary disputes that affect the Land.
7. There are no outstanding options to purchase or rights of first refusal affecting the Land.
8. Between the most recent Effective Date of the above-referenced Preliminary Report/Commitment and the date of recording of the Insured Instrument(s), Owner has not taken or allowed, and will not take or allow, any action or inaction to encumber or otherwise affect title to the Land.

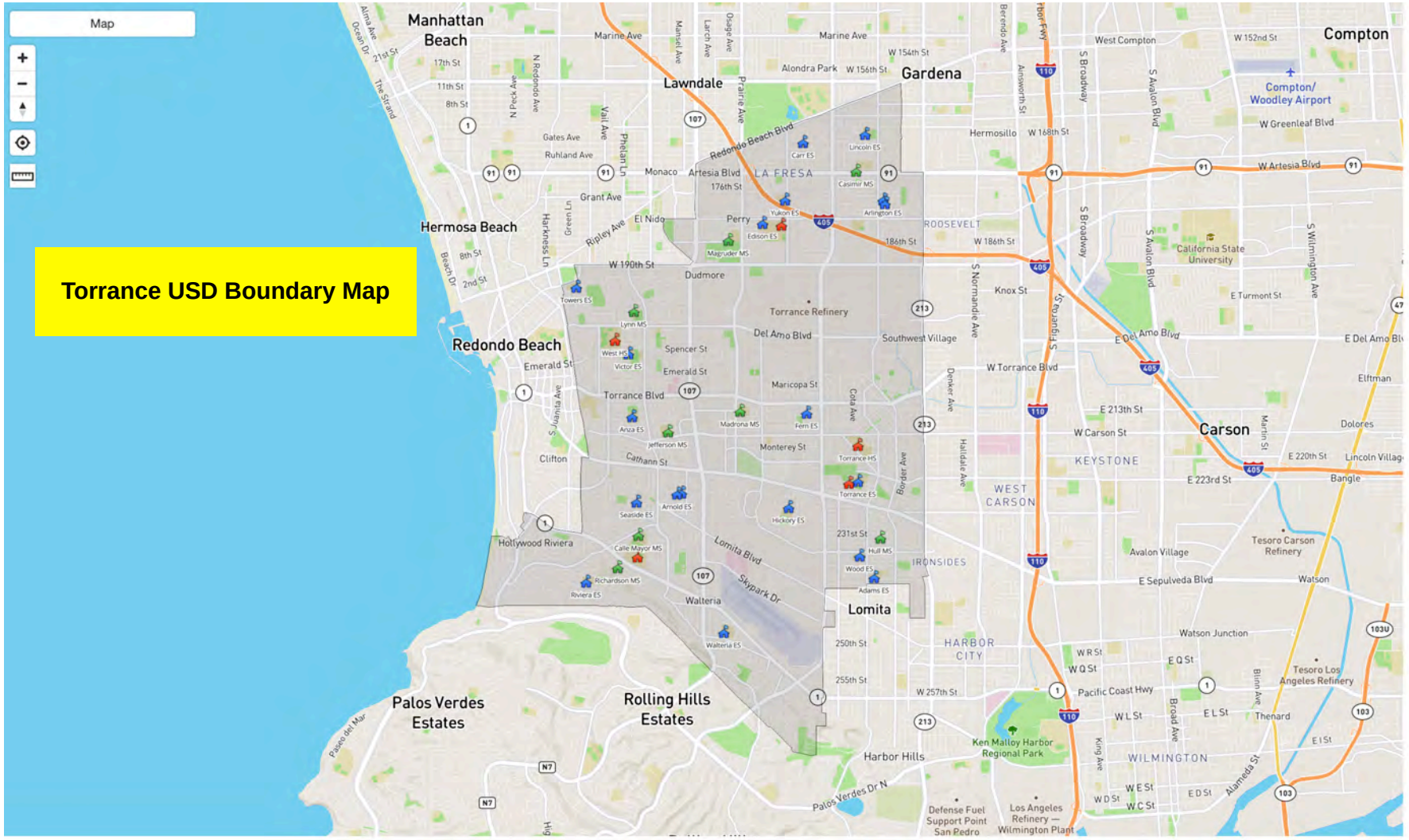
This declaration is made with the intention that Fidelity National Title Company (the "Company") and its policy issuing agents will rely upon it in issuing their title insurance policies and endorsements. Owner, by the undersigned Declarant, agrees to indemnify the Company against loss or damage (including attorneys fees, expenses, and costs) incurred by the Company as a result of any untrue statement made herein.

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed on _____ at _____.

Signature: _____

Exhibit G

District Boundary Map


Map
Torrance USD Boundary Map
Manhattan Beach
Hermosa Beach
Redondo Beach
Lawndale
Gardena
Compton
Compton/ Woodley Airport
Carson
Lomita
Torrance Refinery
Southwest Village
Dudmore
LA FRESA
ROOSEVELT
KEYSTONE
WEST CARSON
IRONSIDES
HARBOR CITY
WILMINGTON
Harbor Hills
Walteria
Rolling Hills Estates
Palos Verdes Estates
Hollywood Riviera
Clifton
Avalon Village
California State University
Tesoro Carson Refinery
Tesoro Los Angeles Refinery
Ken Malloy Harbor Regional Park
Defense Fuel Support Point San Pedro
Los Angeles Refinery — Wilmington Plant
Marine Ave
Redondo Beach Blvd
Artesia Blvd
Del Amo Blvd
Torrance Blvd
Pacific Coast Hwy
Lomita Blvd
Skypark Dr
Palos Verdes Dr N
Paseo del Mar
Carr ES
Lincoln ES
Casimir MS
Yukon ES
Arlington ES
Edison ES
Magruder MS
Towers ES
Lynn MS
West HS
Victor ES
Anza ES
Jefferson MS
Madrona MS
Fern ES
Torrance HS
Torrance ES
Seaside ES
Arnold ES
Hickory ES
Calle Mayor MS
Richardson MS
Riviera ES
Hull MS
Wood ES
Adams ES
Walteria ES
District Boundary
Elementary
Middle
High
© Mapbox © OpenStreetMap Improve this map

SCHOOLS

Elementary Schools



Adams Elementary
2121 238th St.
Torrance, CA 90501
(310) 533-4480

Anza Elementary
21400 Ellinwood Dr.
Torrance, CA 90503
(310) 533-4559

Arlington Elementary
17800 Van Ness Ave.
Torrance, CA 90504
(310) 533-4510

Arnold Elementary
4100 W. 227th St.
Torrance, CA 90505
(310) 533-4524

Carr Elementary
3404 W. 168th St.
Torrance, CA 90504
(310) 533-4467

Edison Elementary
3800 W. 182nd St.
Torrance, CA 90504
(310) 533-4513

Fern Elementary
1314 Fern Ave.
Torrance, CA 90503
(310) 533-4506

Hickory Elementary
2800 W. 227th St.
Torrance, CA 90505
(310) 533-4672

Lincoln Elementary
2418 W. 166th St.
Torrance, CA 90504
(310) 533-4464

Riviera Elementary
365 Paseo de Arena
Torrance, CA 90505
(310) 533-4460

Seaside Elementary
4651 Sharynne Lane
Torrance, CA 90505
(310) 533-4532

Torrance Elementary
2125 Lincoln Ave.
Torrance, CA 90501
(310) 533-4500

Towers Elementary
5600 Towers St.
Torrance, CA 90503
(310) 533-4535

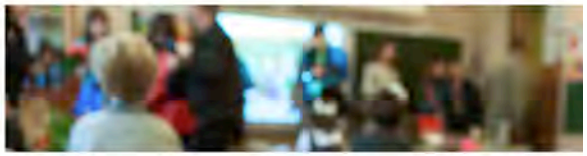
Victor Elementary
4820 Spencer St.
Torrance, CA 90503
(310) 533-4542

Walteria Elementary
24456 Madison St.
Torrance, CA 90504
(310) 533-4487

Wood Elementary
2250 W. 235th St.
Torrance, CA 90501
(310) 533-4484

Yukon Elementary
17815 Yukon Ave.
Torrance, CA 90504
(310) 533-4477

Middle Schools



Calle Mayor Middle
4800 Calle Mayor
90505
(310) 533-4548

Casimir Middle
17220 Casimir Ave.
90504
(310) 533-4498

J. H. Hull Middle
2080 W. 231 Street,
Torrance, CA 90501
(310) 533-4516

Jefferson Middle
21717 Talisman St.
90503
(310) 533-4794

Lynn Middle
5038 Halison St.
90503
(310) 533-4495

Madrona Middle
21364 Madrona Ave.
90503
(310) 533-4562

Magruder Middle
4100 W. 185th St.
90504
(310) 533-4527

Richardson Middle
23751 Nancy Lee Lane
90505
(310) 533-4790

High Schools



North High
3620 W. 182nd St.
90504
(310) 533-4412

South High
4801 Pacific Coast Highway
90505
(310) 533-4352

Shery High
2600 Vine St.
90501
(310) 533-4440

Torrance High
2200 Carson St.
90501
(310) 533-4396

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