

Visit Us on our Website: www.fntic.com



ISSUING OFFICE: 11050 Olson Dr., Suite 200, Rancho Cordova, CA 95670

FOR SETTLEMENT INQUIRIES, CONTACT:

Fidelity National Title Company
5071 Business Center Dr, Suite 3 • Fairfield, CA 94534
(707)863-7333 • FAX (707)863-9333

**Another Prompt Delivery From Fidelity National Title Company Title Department
Where Local Experience And Expertise Make A Difference**

PRELIMINARY REPORT

Amendment B

Title Officer: Gary Holland
Email: hollandg@ctt.com
Title No.: FSOL-4041600020-GH

Escrow Officer: Nancy Reublin
Email: nreublin@fnf.com
Escrow No.: FSOL-4041600020 -NR

TO: Richard & Associates Realty
190 S. Orchard Avenue, St. C120D
Vacaville, CA 95688
Attn: Mark Richard

PROPERTY ADDRESS(ES): 4400 Suisun Valley Road, Fairfield, CA

EFFECTIVE DATE: January 7, 2016 at 07:30 AM

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

CLTA Standard Coverage Policy 1990 (04-08-14)

ALTA Loan Policy 2006

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:

J.E. Delehanty Associates L.P., a California Limited Partnership, James Burke Delehanty, Paula Delehanty Thoms, Kevin Monroe Delehanty, Brian Everett Delehanty also know of record as Brian E. Delehanty, Molly Theresa Behm also known of record as Molly Delehanty Behm, Megan Louise Delehanty, Dan Stratton Delehanty, and Helen L. Bofinger, as Trustee of the Helen L. Bofinger Trust dated June 11, 1990, as their interests appears of record.

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

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

READ AND APPROVED

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 0027-020-020 and 0027-020-030

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF SOLANO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SECTION 20 OF THE O'FARRELL SURVEY OF THE SUISUN RANCHO ON THE WESTERLY BOUNDARY OF LAND OF ROBBINS, WHICH POINT IS 20.58 CHAINS NORTHERLY FROM THE SOUTHWEST CORNER OF SAID SECTION 20, THENCE NORTH 88 DEGREES 47 MINUTES WEST OF 28.05 CHAINS TO THE MIDDLE OF COUNTY ROAD NO 83 AT A POINT NORTH 27 DEGREES 35 MINUTES EAST 10.05 CHAINS FROM LAND OF BALDWIN, THEN ALONG THE MIDDLE OF THE ROAD NORTH 27 DEGREES 35 MINUTES EAST 10.54 CHAINS TO LAND OF ROBBINS, THENCE ALONG THE BOUNDARY OF SAID LAND NORTH 81 DEGREES 31 MINUTES EAST 21.73 CHAINS AND SOUTH 7 DEGREES 19 MINUTES EAST 13.26 CHAINS TO THE PLACE OF BEGINNING.

APN: 0027-020-020 and 0027-020-030

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

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2016-2017.
2. 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.
3. Taxes and assessments levied by the Solano Irrigation District.
4. Water rights, claims or title to water, whether or not disclosed by the public records.
5. Any adverse claim based upon the assertion that:
 - a. Some portion of said Land is tide or submerged land, or has been created by artificial means or has accreted to such portion so created.
 - b. Some portion of said Land has been brought within the boundaries thereof by an avulsive movement of Suisun Creek or has been formed by accretion to any such portion.
6. Rights and easements for navigation and fishery which may exist over that portion of said Land lying beneath the waters of Suisun Creek.
7. Any rights in favor of the public which may exist on said Land if said Land or portions thereof are or were at any time used by the public.
8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Solano Irrigation District
Purpose: Transmission and Distribution of water
Recording Date: April 6, 1960
Recording No: Book 1022, Page 293, of Official Records
Affects: A strip of land 20 feet in width in the southwesterly corner of the herein described property
9. 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.

EXCEPTIONS
(continued)

10. The proposed transaction is a conveyance or mortgage of the property by J.E. Delehanty Associates L.P., a Limited partnership. The Company requires a copy of the partnership agreement, including any amendments thereto, authorizing the proposed transaction.

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

END OF EXCEPTIONS

NOTES

Note 1. Note: The name(s) of the proposed insured(s) furnished with this application for title insurance is/are:

Name(s) furnished: Gary D. Bacon

If these name(s) are incorrect, incomplete or misspelled, please notify the Company.

Note 2. Property taxes, property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

Tax ID No.:	0027-020-020
Fiscal Year:	2015-2016
1st Installment:	\$8,452.72
2nd Installment:	\$8,452.72
Exemption:	\$0.00
Land:	\$115,766.00
Improvements:	\$1,297,152.00
Personal Property:	\$0.00
Code Area:	060034

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

Note 3. Property taxes, property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

Tax ID No.:	0027-020-030
Fiscal Year:	2015-2016
1st Installment:	\$19.05
2nd Installment:	\$19.05
Exemption:	\$0.00
Land:	\$3,042.00
Improvements:	
Personal Property:	\$0.00
Code Area:	060063

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

Note 4. Note: 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 a Single Family Residence with auxiliary unit, known as 4370 Suisun Valley Road, Fairfield, California, to an Extended Coverage Loan Policy.

Affects: 0027-020-020

Note 5. Note: This property does not meet the criteria for an ALTA Homeowner's Policy to be issued.

NOTES
(continued)

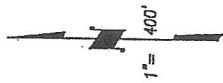
- Note 6.** Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
- Note 7.** If a county recorder, title insurance company, escrow company, real estate agent or association provides a copy of the declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold faced typed and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.
- Note 8.** Your application for title insurance was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the seller/borrower must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct parcel(s) of land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.
- Note 9.** Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirements cannot be met, please call the company at the number provided in this report.

END OF NOTES

27-02

Tax Area Code
60065
60035
60034

POR. LOT 37 SUISUN RANCHO
POR. SEC.'S 20, 29, 30, T.5N., R.2W., M.D.B.& M. EXT.



1/4 SEC. COR. 20
129

POR. LOT 37 SUISUN RANCHO

POR. SEC.'S 20, 29, 30, T.5N., R.2W., M.D.B.& M. EXT.

Blk. 26

BOUNDARY

SUISUN

SUISUN

U.S. SURV.
STATION

N.W. COR. SEC. 20
O'Farrell Surk
Suisun Rancho
SAB734 6702

1/4 SEC. COR.
30

18.61 AC.

29

01

7

2

3

M.B. 2-86

60035
60034

188°47'W

1331.30

1432.18

N 89°21'E

1831.30

1432.18

1831.30

1432.18

1831.30

1432.18

1831.30

1432.18

1831.30

1432.18

1831.30

1432.18

1831.30

1432.18

1831.30

1432.18

1831.30

1432.18

1831.30

1432.18

1831.30

1432.18

PIQ

60063

5840 AC.

22.010 AC.

1422.28'

5.68°47'E

2232.44

378.16'

2232.44

378.16'

2232.44

378.16'

2232.44

378.16'

2232.44

378.16'

2232.44

378.16'

2232.44

378.16'

2232.44

378.16'

2232.44

378.16'

2232.44

378.16'

2232.44

378.16'

2232.44

378.16'

2232.44

378.16'

2232.44

378.16'

2232.44

378.16'

2232.44

378.16'

2232.44

03

20'

40'

20'

40'

20'

40'

20'

40'

20'

40'

20'

40'

20'

40'

20'

40'

20'

40'

NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

Map Maint.	7-31-08	C7
020-06 Chg. (06)	5-29-03	SE
REVISION	DATE	BY

Assessor's Map Bk. 27 Pg. 02
County of Solano, Calif.

09-10

Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles

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.