



# Title Company

## PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein, [Redacted] 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 herein 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, Exclusions 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 sole and exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policy 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 in 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 Letter of Commitment should be requested.

The policy(ies) of title insurance to be issued hereunder will be policy(ies) of [Redacted] 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. 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.

**SALE**

[Redacted] Title Insurance Company

By:

[Redacted Signature]

President

Attest:

[Redacted Signature]

Secretary

Countersigned By:

[Redacted Signature]

Authorized Officer or Agent



# Title Company

ISSUING OFFICE:

## PRELIMINARY REPORT

**Update B**

Title Officer: [REDACTED]

Email: [REDACTED]

Title No.: [REDACTED]

TO: [REDACTED]

PROPERTY ADDRESS(ES): [REDACTED] San Jose, CA

EFFECTIVE DATE: [REDACTED] at 07:30 AM

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

[REDACTED]

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:

[REDACTED]

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

For APN/Parcel ID(s): ###-##-###

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

Parcel ##, as shown on that certain Parcel Map filed for record in the Office of the Recorder of the County of Santa Clara, State of California on January ##, ###, in Book ### of Maps, Page(s) ## through ##.

Excepting therefrom the underground water rights without rights of surface entry as conveyed to San Jose Water Works, a California corporation, by Deed recorded May ##, ####, in Book x###, Page ### of Official Records.

Arb. No.: ###-##-###-## and ###-##-###-##

**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 2018-2019.

A. Escaped taxes for the year 2017-2018

Bill No.: [REDACTED]  
Total Tax: [REDACTED]  
1st Installment: [REDACTED]  
2nd Installment: [REDACTED]  
Must be paid by: April [REDACTED]

2. 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.
3. Any liens or other assessments, bonds, or special district liens including without limitation, Community Facility Districts, that arise by reason of any local, City, Municipal or County Project or Special District.
4. 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.
5. Special Tax for Santa Clara County Library District Joint Powers Authority Community Facilities District No. 2013-1, under the Mello Roos Community Facilities Act of 1982; as disclosed by a Proposed Boundary Map filed for record on April [REDACTED] in Book [REDACTED] of Assessment Maps, Page(s) [REDACTED] as Instrument No. [REDACTED] Official Records, and further disclosed by Notice of Special Tax Lien Recorded January [REDACTED] Instrument No. [REDACTED] Official Records, payable in continuing installments collected with the real property taxes.

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: City of San Jose, a municipal corporation  
Purpose: Public utilities and landscaping  
Recording Date: November [REDACTED]  
Recording No.: Book [REDACTED], Page [REDACTED], of Official Records  
Affects: A portion of said land

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

Granted to: Pacific Gas and Electric Company, a California Corporation  
Purpose: Underground conduits, pipes, wires, cables and electrical conductors  
Recording Date: April [REDACTED]  
Recording No.: Book [REDACTED] Page [REDACTED] of Official Records  
Affects: As described therein

**EXCEPTIONS**  
(continued)

The location of the easement cannot be determined from record information.

Notice of Final Description of the location referred to in said Grant of Easement was recorded November [REDACTED] under Series No. [REDACTED] in Book [REDACTED] Page [REDACTED]

8. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: July [REDACTED]  
Recording No.: Book [REDACTED] Page [REDACTED] of Official Records

9. Matters contained in that certain document

Entitled: Certificate of Permit  
Executed by: City of San Jose  
Recording Date: December [REDACTED]  
Recording No.: [REDACTED] of Official Records

Reference is hereby made to said document for full particulars.

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

Granted to: [REDACTED]  
Purpose: Pipeline for the transmission of nitrogen gas  
Recording Date: November [REDACTED]  
Recording No.: [REDACTED] of Official Records  
Affects: A portion of said land

11. Matters contained in that certain document

Entitled: Certificate of Permit  
Executed by: City of San Jose  
Recording Date: March [REDACTED]  
Recording No.: [REDACTED] of Official Records

Reference is hereby made to said document for full particulars.

12. Matters contained in that certain document

Entitled: Certificate of Permit  
Executed by: City of San Jose  
Recording Date: December [REDACTED]  
Recording No.: [REDACTED] of Official Records

Reference is hereby made to said document for full particulars.

**EXCEPTIONS**  
(continued)

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

Entitled: [REDACTED]  
Lessor: [REDACTED]  
Lessee: [REDACTED]  
Recording Date: November [REDACTED]  
Recording No.: [REDACTED] of Official Records

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

14. Matters contained in that certain document

Entitled: Certificate of Permit  
Executed by: City of San Jose  
Recording Date: June [REDACTED]  
Recording No.: [REDACTED] of Official Records

Reference is hereby made to said document for full particulars.

15. The herein property lies within the Maintenance District [REDACTED] and is subject to all Assessments thereof, as disclosed by numerous instruments of record. The last notice of assessment Recorded July [REDACTED] Instrument No. [REDACTED] Santa Clara County Official Records.

16. Matters contained in that certain document

Entitled: Certificate of Permit  
Dated: August [REDACTED]  
Executed by: City of San Jose, Department of Planning, Building and Code Enforcement  
Recording Date: October [REDACTED]  
Recording No.: [REDACTED] of Official Records

Reference is hereby made to said document for full particulars.

17. 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.

18. 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.