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Los Angeles, CA 90017
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PRELIMINARY SUBDIVISION REPORT

Engineer:

Trans American Engineering
Attn: Bill Shen
5341 La Madera Avenue
El Monte, CA 91732

Tentative Tract Map No. 73949
Our Order No.: 997-00103384-MM7

Dated as of January 17, 2019

For the benefit of the Subdivider, the Subdivider's Engineer or Surveyor, the County of Los Angeles and any City within the Subdivision is located.

A preliminary examination of those public records which, under the recording laws impart constructive notice of matters affecting the title to the land covered by the Tentative Tract Map No. 73949 prepared by the above engineer, received by **Chicago Title Company** discloses that the parties whose signatures will be necessary, under the provisions of the Subdivision Map Act, on the Final Subdivision map of said land are as set forth below (See Schedule A attached).

This Report is furnished as an accommodation, for the sole purpose of preliminary planning and facilitation compliance with requirements necessary for the issuance of a Subdivision Guarantee. It is understood that our liability is solely that expressed in such Guarantee, and that no liability separate from or other, that our liability under such Guarantee is assumed by this report, except that if no Guarantee is issued under this order the amount paid for this report shall be the maximum liability of the Company.

The Map hereinbefore referred to is a proposed Subdivision of (see Schedule A, Part IV attached)

Manny Castillo
Subdivision Department

PRELIMINARY SUBDIVISION REPORT

SCHEDULE A

PART I

1. The signature(s) of the Party(ies) named hereinafter will be required as owner(s) of the herein named interest pursuant to the provisions of Section 66436 of said Subdivision Map Act.

Fee Ownership: A Fee
Owner: Mei Ling Chen, a married woman as her sole and separate property

2. The signature of either the trustee or the beneficiary named below but not both, will be required under the provisions of Section 66436(a) of said Subdivision Map Act for the following Deed(s) of Trust:

Trustee: Jason E. Gilmore, Esq.
Beneficiary: Wallis State Bank, a Texas banking corporation
Recorded: October 31, 2014 as Instrument No. 20141155866 of Official Records

Trustee: Superior Loan Servicing
Beneficiary: Ty Investment, LLC, a California limited liability company
Recorded: August 30, 2018 as Instrument No. 20180879448 of Official Records

SCHEDULE A

PART II

3. The signature(s) of the party(ies) named hereinafter as owner(s) of the interest set forth, may be omitted under provisions of Section 66436(a) 3A (i-viii) of the Subdivision Map Act, as their interest is such that it cannot ripen into a fee and said signature(s) is (are) not required by the local agency.

NONE

SCHEDULE A

PART III

4. The signature(s) of the party(ies) named hereinafter as owner(s) of the interest set forth, may be omitted under provisions of Section 66436(a) (3C) of the Subdivision Map act, their interest is such that it cannot ripen into a fee as said signature(s) is (are) not required by the local agency.

NONE

SCHEDULE A

PART IV

5. The signature(s) of the party(ies) named hereinafter as owner(s) of the interest set forth, may be omitted under provisions of Section 66436(a)(3)(B) of the Subdivision Map Act, their interest is such that it cannot ripen into a fee as said signature(s) is(are) not required by the local agency.

NONE

SCHEDULE A

PART V

6. The signature(s) of the party(ies) named hereinafter as owner(s) of the interest set forth, may be omitted under provisions of Section 66436(a)(4) of the Subdivision Map Act, their interest is such that it cannot ripen into a fee as said signature(s) is (are) not required by the local agency.

NONE

SCHEDULE A

PART VI

7. The Tentative Tract Map No. 73949 is a Subdivision of the land described as follows:

LOT 12, BLOCK 12, BELLE-VERNON ACRES, IN THE CITY OF COMPTON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 196 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 6176-003-031

This legal description is for the sole purpose of this report and may not be considered for use in any policy of title insurance to be issued by this company; and is subject to change at any time. It is preparatory to the issuance of a Subdivision Guarantee and is intended solely for the use of those parties directly involved in the preparation and checking of said map.

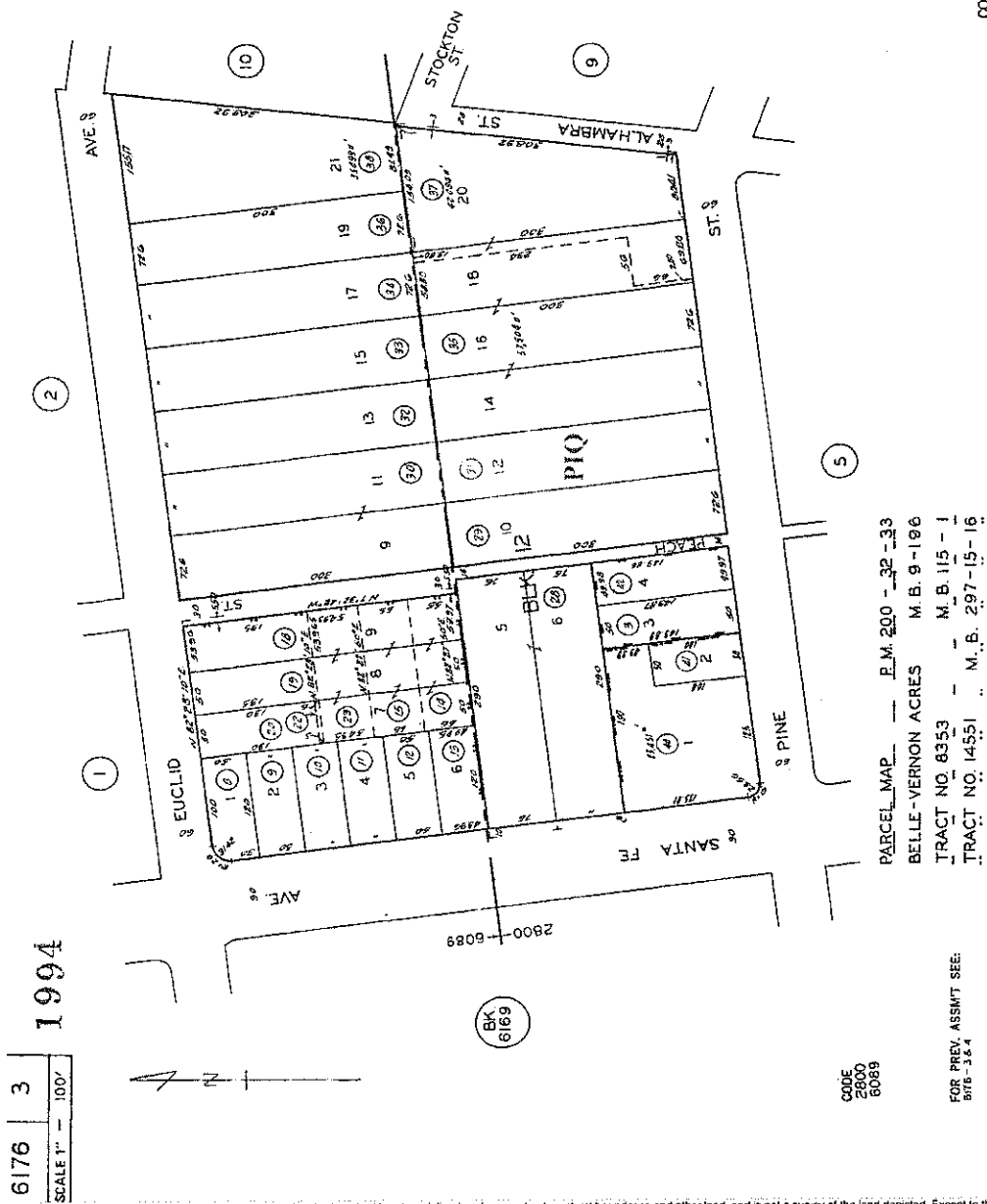
NOTES

- A. **Chicago Title Company** will not be in position to issue its Subdivision Guarantee until such time as the Trustee or Beneficiary under any Deed of Trust of record has executed the Final Map, and that the original Note and Deed of Trust have been properly endorsed to the effect that such map has been executed.
- B. A copy of the Final Subdivision Map must be submitted to this office for review, prior to recordation.

NOTES
(Continued)

21-1003301921056
700505010718
220101

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



This map/plot 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.

Order 103384
Doc CALCSA MASS 6176-CG003

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