

LEGAL DESCRIPTION (PER TITLE REPORT)

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

PARCEL ONE:

LOT 1 AS SHOWN ON PARCEL MAP NO. 7214, RECORDED IN BOOK 312 OF MAPS, AT PAGES 40 AND 41, SONOMA COUNTY RECORDS. SAVING AND EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED IN THE GRANT DEED FROM VISIO INTERNATIONAL, INC., A CALIFORNIA CORPORATION, TO THE SAME, DATED 18TH JULY, 1984, AND RECORDED JULY 20, 1984, AS SONOMA COUNTY RECORD 84-049755, WHICH PORTION WAS COMBINED WITH A.P. NO. 128-381-24 IN ACCORDANCE WITH M.S. 8194 LLA TO CREATE A.P. NO. 128-381-28.

PARCEL TWO:

AN EASEMENT FOR GENERAL ROAD PURPOSES OVER THE WESTERLY 40 FEET WIDE LOTS 3 AND 4, AS SHOWN ON PARCEL MAP NO. 7214 FILED IN THE OFFICE OF THE COUNTY RECORDER ON OCTOBER 6, 1980, IN BOOK 312 OF MAPS, AT PAGES 40 AND 41, SONOMA COUNTY RECORDS.

APN: 128-381-027-000

RECORD TITLE INTEREST:

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 2020-2021.

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. 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.

4. THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF A MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD) AS FOLLOWS: FOR: SCHELL-VISTA FIRE STATION PROJECT, SCHELL-VISTA FIRE PROTECTION DISTRICT DISCLOSED BY: NOTICE OF SPECIAL TAX LIEN
THIS PROPERTY, ALONG WITH ALL OTHER PARCELS IN THE CFD, IS LIABLE FOR AN ANNUAL SPECIAL TAX. THIS SPECIAL TAX IS INCLUDED WITH AND PAYABLE WITH THE GENERAL PROPERTY TAXES OF AN UNINCORPORATED AREA, COUNTY OF SONOMA. THE TAX MAY NOT BE PREPAID.

5. RIGHTS OF THE PUBLIC TO ANY PORTION OF THE LAND LYING WITHIN THE AREA COMMONLY KNOWN AS SCHELLVILLE ROAD.

6. 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: JANUARY 3, 1967
RECORDING NO.: K23111, BOOK 2247, PAGE 485, OF OFFICIAL RECORDS

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS Delineated OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT; PURPOSE: ROADWAY
AFFECTS: THE WESTERLY 40 FEET (SEE SHEET TWO)

8. AN ENCROACHMENT OF THE FENCE LINE, SITUATED ON LAND ADJOINING ON THE WEST ONTO SAID LAND, AS SHOWN BY PARCEL MAP NO. 7214.

9. NOTES, REQUIREMENTS AND/OR RESTRICTIONS AS SHOWN UPON PARCEL MAP NO. 7214, REFERRED TO HEREIN.
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: OTTO E. MEYER, ET AL
PURPOSE: PRESERVING AN AIRCRAFT FLIGHT PATH
RECORDING DATE: DECEMBER 30, 1980
AFFECTS: THAT PORTION OF THE HEREIN DESCRIBED PROPERTY AS SET FORTH IN SAID INSTRUMENT TO WHICH REFERENCE IS MADE FOR FULL PARTICULARS

11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: OLLIVER C. ILLIA, ET AL
PURPOSE: GENERAL ROAD
RECORDING DATE: DECEMBER 30, 1980
AFFECTS: THAT PORTION OF THE HEREIN DESCRIBED PROPERTY AS SET FORTH IN SAID INSTRUMENT TO WHICH REFERENCE IS MADE FOR FULL PARTICULARS

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT:
GRANTED TO: MIROSLAV RUDI, CALKOVSKY, ET AL
PURPOSE: ROADWAY
RECORDING DATE: JUNE 6, 1981
AFFECTS: THE WESTERLY 40 FEET

13. THE SEARCH DID NOT DISCLOSE ANY OPEN MORTGAGES OR DEEDS OF TRUST OF RECORD, THEREFORE THE COMPANY RESERVES THE RIGHT TO REQUIRE FURTHER EVIDENCE TO CONFIRM THAT THE PROPERTY IS UNENCUMBERED, AND FURTHER RESERVES THE RIGHT TO MAKE ADDITIONAL REQUIREMENTS OR ADD ADDITIONAL ITEMS OR EXCEPTIONS UPON RECEIPT OF THE REQUESTED EVIDENCE.

14. 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.

15. ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.

16. 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.

17. THE COMPANY WILL REQUIRE AN ALTA/NSPS LAND TITLE SURVEY. IF THE OWNER OF THE LAND THAT IS THE SUBJECT OF THIS TRANSACTION IS IN POSSESSION OF A CURRENT ALTA/NSPS LAND TITLE SURVEY, THE COMPANY WILL REQUIRE THAT SAID SURVEY BE SUBMITTED FOR REVIEW AND APPROVAL; OTHERWISE, A NEW SURVEY, SATISFACTORY TO THE COMPANY, MUST BE PREPARED BY A LICENSED LAND SURVEYOR AND SUPPLIED TO THE COMPANY PRIOR TO THE CLOSE OF ESCROW. THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION.

RECORD TITLE INTEREST: CONTINUED

18. THE COMPANY WILL REQUIRE EITHER (A) A COMPLETE COPY OF THE TRUST AGREEMENT AND ANY AMENDMENTS THERETO CERTIFIED BY THE TRUSTEE(S) TO BE A TRUE AND COMPLETE COPY WITH RESPECT TO THE HEREINAFTER NAMED TRUST, OR (B) A CERTIFICATION, PURSUANT TO CALIFORNIA PROBATE CODE SECTION 18100.5, EXECUTED BY ALL OF THE CURRENT TRUSTEE(S) OF THE HEREINAFTER NAMED TRUST, A FORM OF WHICH IS ATTACHED. NAME OF TRUST: VISIO INTERNATIONAL EMPLOYEE TRUST

19. THE COMPANY WILL REQUIRE THAT AN OWNER'S AFFIDAVIT BE COMPLETED BY THE PARTY(S) NAMED BELOW BEFORE THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE. PARTY(IES): THE VESTEE(S) SHOWN HEREIN
THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED AFFIDAVIT.

20. THE REQUIREMENT THAT THE COMPLETE AND CORRECT NAME(S) OF THE BUYER(S) IN THIS TRANSACTION BE SUBMITTED TO THE TITLE DEPARTMENT AT LEAST 5 DAYS PRIOR TO THE CLOSE OF ESCROW.

21. THE TRANSACTION CONTEMPLATED IN CONNECTION WITH THIS REPORT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE COMPANY'S CORPORATE UNDERWRITING DEPARTMENT. THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER SUCH REVIEW.

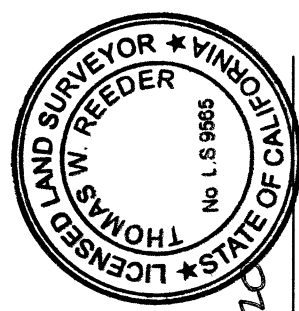
END OF EXCEPTIONS

PRELIMINARY TITLE REPORT ISSUED BY:

FIDELITY NATIONAL TITLE COMPANY
ESCROW OFFICER: MARISELA BECERRA
ORDER NUMBER: FSNX-T02000039S-CC
PHONE: (916) 853-7600
SUBJECT PROPERTY ADDRESS: UNASSIGNED
8TH ST E
SONOMA, CA 95476
DATED: DECEMBER 26, 2020 7:30AM

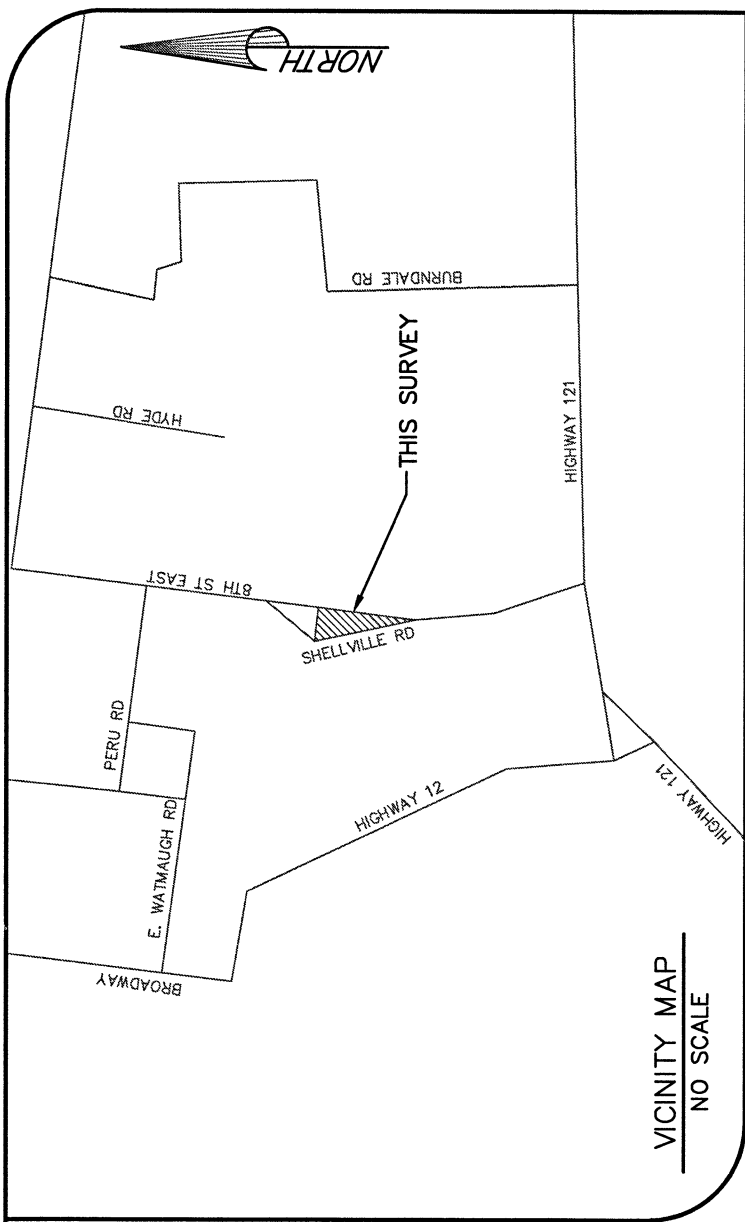
TO FIDELITY NATIONAL TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND TABLE A ITEMS 1 AND 4 ARE INCLUDED, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.



NAME: THOMAS W. REEDER
REGISTRATION NO. PLS 9565

Handwritten signature of Thomas W. Reeder and date 3-26-20.



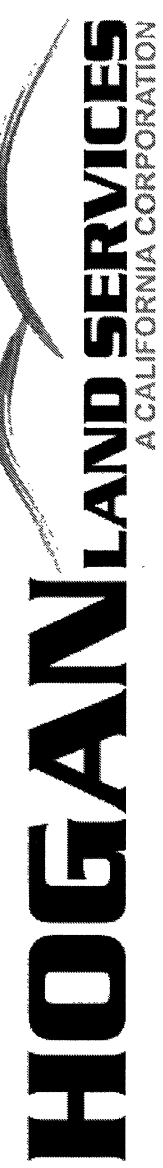
VICINITY MAP
NO SCALE

ALTA / NSPS LAND TITLE SURVEY

OF THE LANDS OF
VISIO INTERNATIONAL EMPLOYEE PENSION TRUST

AS DESCRIBED IN DOCUMENT NUMBER 1995-034020
BEING AN OFFICIAL RECORD OF SONOMA COUNTY
AND LYING WITHIN RANCHO PUEBLO LANDS OF SONOMA

COUNTY OF SONOMA APN: 128-380-027 DATE: MARCH, 2020
SCALE: 1" = 100'



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SHEET 1 OF 2

