



First American Title

First American Title Company

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Title Officer: Nancy Clough
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Buyer: Norgrove Properties, LLC
Owner: Cloverdale Property LLC
Property: Vacant Land
Cloverdale, CA 95425

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this 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 below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations 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 Exhibit A attached. *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 Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A 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.

Please be advised that any provision contained in this document, or in a document that is attached, linked or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.

CLTA Preliminary Report Form
(Rev. 11/06)

Order Number: 4905-4876663A
Page Number: 2

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.

Dated as of February 18, 2022 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

To Be Determined

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

CLOVERDALE PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUBJECT TO ITEM NO.
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The estate or interest in the land hereinafter described or referred to covered by this Report is:

A FEE AS TO PARCELS ONE, TWO, THREE, AN EASEMENT AS TO PARCEL FOUR

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2022-2023, a lien not yet due or payable.
2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
3. An easement for RESIDENTIAL ROAD and incidental purposes, recorded MARCH 10, 1958 as [BOOK 1576, PAGE 462](#) OF OFFICIAL RECORDS.

In Favor of: FRANK P. WILCOX AND RUTH B. WILCOX, HIS WIFE, AS JOINT TENANTS
Affects: as described therein

4. An easement for EXISTING WATER LINE and incidental purposes, recorded MARCH 10, 1958 as [BOOK 1576, PAGE 462](#) OF OFFICIAL RECORDS.

In Favor of: FRANK P. WILCOX AND RUTH B. WILCOX, HIS WIFE, AS JOINT TENANTS
Affects: as described therein

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

5. An easement for RESIDENTIAL ROAD and incidental purposes, recorded MARCH 21, 1958 as [BOOK 1578, PAGE 418](#) OF OFFICIAL RECORDS.

In Favor of: WALTER J. ROUSSAN AND NORMA J. ROUSSAN, HIS WIFE, AS JOINT TENANTS
Affects: as described therein

6. An easement for EXISTING WATER LINE and incidental purposes, recorded MARCH 21, 1958 as [BOOK 1578, PAGE 418](#) OF OFFICIAL RECORDS.

In Favor of: WALTER J. ROUSSAN AND NORMA J. ROUSSAN, HIS WIFE, AS JOINT TENANTS
Affects: as described therein

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

7. The terms, provisions and easement(s) contained in the document entitled "DEED-EASEMENT" recorded JANUARY 22, 1959 as [BOOK 1642, PAGE 167](#) of Official Records.
8. The terms, provisions and easement(s) contained in the document entitled "AGREEMENT OF ADJOINING LANDOWNERS" recorded MARCH 03, 1962 as [BOOK 1876, PAGE 614](#) of Official Records.

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

9. An easement for ROAD AND UTILITY and incidental purposes, recorded SEPTEMBER 13, 1962 as [BOOK 1912, PAGE 898](#) OF OFFICIAL RECORDS.

In Favor of: S. W. RICHARDSON AND JEAN I. RICHARDSON, HIS WIFE, AS JOINT TENANTS
Affects: as described therein

10. An easement for CONVEYING GAS, AN UNDERGROUND MAIN OR PIPE LINE, AND SUITABLE SERVICE PIPES and incidental purposes, recorded JUNE 02, 1970 as [BOOK 2464, PAGE 492](#) of Official Records.

In Favor of: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION
Affects: AS DESCRIBED THEREIN

Affects: PARCEL ONE

11. The effect of a map purporting to show the land and other property, filed MARCH 30, 1982, IN [BOOK 332, PAGE 31](#) of Record of Surveys.

12. A lease dated APRIL 11, 1984, executed by CLOVERDALE CASTINGS INC. as lessor and INDIAN HEAD INDUSTRIES, INC. as lessee, recorded AUGUST 03, 1984 as INSTRUMENT NO. [1984-059970](#) of Official Records.

Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records.

(Affects PARCELS TWO AND THREE)

13. The terms and provisions contained in the document entitled "LICENSE AGREEMENT" recorded SEPTEMBER 14, 1990 as INSTRUMENT NO. [1990-0091514](#) of Official Records.
14. The terms and provisions contained in the document entitled "LICENSE AGREEMENT" recorded SEPTEMBER 14, 1990 as INSTRUMENT NO. [1990-0091515](#) of Official Records.
15. The terms and provisions contained in the document entitled "COVENANT AND AGREEMENT TO RESTRICT USE OF CERTAIN PROPERTY" recorded JULY 12, 1995 as INSTRUMENT NO. [1995-0055957](#) of Official Records.

(Affects PARCEL ONE)

16. The effect of a document entitled "GRANT DEED", recorded APRIL 19, 2000 as INSTRUMENT NO. [2000037674](#) of Official Records.

THE REQUIREMENT THE DOCUMENT IS RE-RECORDED TO INCLUDE A COMPLETE AND CORRECT LEGAL DESCRIPTION

(Affects PARCEL ONE)

17. The terms and provisions contained in the document entitled "COVENANT AND ENVIRONMENTAL RESTRICTIONS ON PROPERTY" recorded March 25, 2016 as INSTRUMENT NO. [2016026727](#) OF OFFICIAL RECORDS.
18. Any easements and/or servitudes affecting easement parcel(s) FOUR herein described.
19. Rights of the public in and to that portion of the Land lying within any Road, Street, Alley or Highway.
20. Water rights, claims or title to water, whether or not shown by the Public Records.
21. The new lender, **if any**, for this transaction may be a Non-Institutional Lender. If so, the Company will require the Deed of Trust to be signed before a **First American approved notary**.
22. Rights of parties in possession.

Prior to the issuance of any policy of title insurance, the Company will require: