



a division of Fidelity National Title Company of CA



PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein, Humboldt Land Title, a division of Fidelity National Title Company of CA 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 herein or not excluded from coverage pursuant to the printed Schedules, Conditions 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 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 Attachment One. Copies of the policy forms should be read. They are available from 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 Binder or Commitment should be requested.

The policy(ies) of title insurance to be issued hereunder will be policy(ies) of Chicago 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 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.

Chicago Title Insurance Company

By:

President

Attest:

Secretary

Countersigned By:

Authorized Officer or Agent



Visit Us on our Website: www.fntlc.com



a division of Fidelity National Title Company of CA

ISSUING OFFICE: 1034 6th Street, Eureka, CA 95501

Another Prompt Delivery From Humboldt Land Title, a division of Fidelity National Title Company of CA
Title Department

Where Local Experience And Expertise Make A Difference

PRELIMINARY REPORT

Title Officer: Felicity Barstow
Email: Felicity.Barstow@titlegroup.fntg.com
Title No.: FHBT-TO2000465V

TO: Elevated Solutions, LLC
3943 Walnut Dr., Ste E
Eureka, CA 95503
Attn: Lesley Doyle

PROPERTY ADDRESS(ES): 665 Old Hindley Ranch Road, Honeydew, CA

EFFECTIVE DATE: October 29, 2020 at 07:30 AM

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

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

Fee as to Parcel(s) One of Tract One and Tract Two

Easement(s) more fully described below as to Parcel(s) Two through Six of Tract One and Two and Three of Tract Two

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Yoram Atary, a married man as his sole and separate property - Affects Tract one

Jeanette L. Shinn and Robert V. Shinn, Trustee of the Robert V. Shinn Living Trust, dated March '11, 2019
- Affects Tract Two

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): 107-272-005-000 and 107-272-006-000

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

TRACT ONE:

PARCEL ONE

LOT 19 OF TRACT NO. 130, HONEYDEW LAND, UNIT 1, AS PER MAP RECORDED IN BOOK 16, PAGES 126 TO 131, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL TWO

A NON-EXCLUSIVE RIGHT TO USE LOT "A" OF SAID TRACT FOR RECREATIONAL AND INCIDENTAL PURPOSES.

PARCEL THREE

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES, 50 FEET IN WIDTH, OVER THOSE PORTIONS OF LOTS 5, 6, 9, 10, 11, 13, 14, 15, 16, 17 AND 18, WITHIN OLD HINDLEY RANCH ROAD AS SHOWN ON THE MAP OF SAID TRACT.

PARCEL FOUR

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES, 50 FEET IN WIDTH, OVER THOSE PORTIONS OF LOTS 13 AND "A", WITHIN ROAD "B", ALL AS SHOWN ON THE MAP OF SAID TRACT.

PARCEL FIVE

A NON-EXCLUSIVE EASEMENT FOR PIPELINE FOR CONVEYING WATER, TOGETHER WITH THE RIGHT TO LAY, REPLACE AND MAINTAIN SAID PIPELINE, OVER THOSE PORTIONS OF LOTS 12 AND 16 OF SAID TRACT, WITHIN A STRIP OF LAND 10 FEET IN WIDTH, DESIGNATED "10 FOOT WATER EASEMENT", EXTENDING FROM "SPRING SITE FOR LOT 19", TO PARCEL ONE ABOVE DESCRIBED, ALL AS SHOWN ON THE MAP OF SAID TRACT.

PARCEL SIX

THE RIGHT TO DEVELOP AND TAKE WATER FROM THAT PORTION OF LOT 12 OF SAID TRACT, WITHIN A 30 FOOT SQUARE PARCEL OF LAND DESIGNATED "SPRING SITE FOR LOT 19" ON THE MAP OF SAID TRACT.

TRACT TWO:

PARCEL ONE:

LOT "A" OF TRACT NO. 130, HONEYDEW LAND UNIT 1, AS PER MAP RECORDED IN BOOK 16, PAGES 126 TO 131 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL TWO:

EXHIBIT "A"
Legal Description
(continued)

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES 50 FEET IN WIDTH OVER THOSE PORTIONS OF LOTS 5, 6, 9, 10, 11, 13, 14 AND 19 WITHIN ROAD "B" AND THAT PORTION OF OLD HINDLEY RANCH ROAD EXTENDING FROM SAID ROAD "B" NORTHERLY AND WESTERLY TO THE COUNTY ROAD, ALL AS SHOWN ON THE MAP OF SAID TRACT.

PARCEL THREE:

AN EASEMENT FOR ROADWAY, INGRESS, EGRESS, PUBLIC AND PRIVATE UTILITIES, AND GENERAL AGRICULTURAL PURPOSES, OVER AND UNDER A STRIP OF LAND, 100.00 FEET IN WIDTH, THE SOUTHERLY LINE OF WHICH IS COINCIDENT WITH THE SOUTHERLY LINE OF PARCEL 13 AS SHOWN ON THAT MAP ENTITLED "HONEYDEW LAND UNIT 1, TRACT 130", FILED IN BOOK 16 OF MAPS, PAGES 125-131, HUMBOLDT COUNTY RECORDS, AND EXTENDING FROM THE CENTER LINE OF THE MATTOLE RIVER TO THE CENTER LINE OF ROAD "B", BOTH AS SHOWN ON SAID MAP.

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, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area: 112-002
Tax Identification No.: 107-272-005-000
Fiscal Year: 2020-2021
1st Installment: \$5,480.94, Open
2nd Installment: \$5,480.94, Open
Exemption: \$0.00
Land: \$549,467.00
Improvements: \$494,520.00
Personal Property: \$0.00

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.

2. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area: 112-002
Tax Identification No.: 107-272-006-000
Fiscal Year: 2020-2021
1st Installment: \$518.50, Open
2nd Installment: \$518.50, Open
Exemption: \$0.00
Land: \$87,938.00
Improvements: \$10,823.00
Personal Property: \$0.00

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. 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.

EXCEPTIONS
(continued)

The below exceptions affects Tract One

5. Any adverse claim based upon the assertion that:
 - a. Said land or any part thereof is now or at any time has been below the highest of the high watermarks of the Mattole River, in the event the boundary of said river has been artificially raised or is now or at any time has been below the high watermark, if said river is in its natural state.
 - b. Some portion of said land has been created by artificial means or has accreted to such portion so created.
 - c. Some portion of said land has been brought within the boundaries thereof by an avulsive movement of the Mattole River, 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 Mattole River.
7. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: Dr. Louis F. Hibser and wife
Purpose: Ingress and egress and to transport logs and timber
Recorded: July 26, 1972, Book 1147, Page 451 and 453, of Official Records
Affects: Existing roads
8. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: Christopher L. Bertheau
Purpose: Ingress and egress and Recreational
Recorded: December 5, 1972, Book 1168, Page 303, of Official Records
Affects: Ingress and egress for recreational purposes
and recorded: January 24, 1973, Book 1174, Page 606, of Official Records
9. Notes, easements, encumbrances, survey matters and any other matters shown or disclosed by the Map referred to in the legal description herein.
10. Matters contained in that certain Road Maintenance Agreement which document, among other things, may provide for liens and charges.

Recorded: October 4, 1978, Book 1520, Page 268, of Official Records

EXCEPTIONS
(continued)

11. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.
Granted to: Richard L. Goode, et al
Purpose: Ingress, egress and public utilities
Recorded: May 11, 1979, Book 1565, Page 401, of Official Records
Affects: That portion lying within Old Hindley Ranch Road
12. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.
Granted to: Richard L. Goode, et al
Purpose: Water pipeline
Recorded: May 11, 1979, Book 1565, Page 401, of Official Records
Affects: A strip of land 10 feet in width. Reference is made to said document for full particulars.
13. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;
Reserved by: Briceland Corporation, a California corporation, Trustee, under Trust Agreement dated February 14, 1975
Purpose: Ingress, egress, public utilities, pipeline, with right to develop and take water.
Recorded: October 1, 1980, Instrument No. 19384, Book 1624, Page 29, of Official Records
Affects: Reference is made to said document for full particulars.
14. 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: Ingress, egress and public utilities
Recorded: December 21, 1983, Instrument No. 24618, Book 1721, Page 966, of Official Records
Affects: Reference is made to said document for full particulars.
15. Parcel Six of the description herein is included for conveyancing purposes only and will not be insured by a policy of title insurance.
16. A deed of trust to secure an indebtedness in the amount shown below,
Amount: \$550,000.00
Dated: April 24, 2015
Trustor/Grantor: Yoram Atary, a married man as his sole and separate property
Trustee: Fidelity National Title Company of California, a California Corporation
Beneficiary: Kyle Pullen, as his separate property
Loan No: Not Shown
Recording Date: April 29, 2015
Recording No.: 2015-008160-8, of Official Records

EXCEPTIONS
(continued)

The effect of a full reconveyance recorded June 17, 2020 at 2020-009732, of Official Records, which purports to reconvey the above-mentioned Deed of Trust.

No statement is made hereto as to the effect or validity of said reconveyance.

The requirement that this Company be furnished with confirmation from the lender that the Deed of Trust has been released prior to issuance of a policy of title insurance.

The below exceptions affects Tract Two

17. Any adverse claim based upon the assertion that:

a) Said land or any part thereof is now or at any time has been below the highest of the high watermarks of the Mattole River, in the event the boundary of said river has been artificially raised or is now or at any time has been below the high watermark, if said river is in its natural state.

b) Some portion of said land has been created by artificial means, or has accreted to such portion so created.

c) Some portion of said land has been brought within the boundaries thereof by an avulsive movement of the Mattole River, or has been formed by accretion to any such portion.

18. Any adverse claim based upon the assertion that:

a) Some portion of said Land 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 Mattole River or has been formed by accretion to any such portion.

19. Rights and easements for navigation and fishery which may exist over that portion of said land lying beneath the waters of Mattole River.

20. 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 (No representation is made as to the present ownership of said easement)
Purpose: Public utilities, ingress and egress
Recording Date: May 12, 1947
Recording No.: 4466, Book 9, Page 364, of Official Records
Affects: a portion of said land as set forth therein

Among other things, said Document provides: Right to cut and trim trees and brush.

EXCEPTIONS
(continued)

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

Granted to: Christopher L. Bertheau, a single man (No representation is made as to the present ownership of said easement)
Purpose: Recreational purpose and ingress and egress
Recording Date: December 5, 1972
Recording No.: 21599, Book 1168, Page 303, of Official Records
Affects: that portion of said land in Section 6

and Recording Date: January 24, 1973
and Recording No: 1336, Book 1174, Page 606, of Official Records

Said easement was also reserved and/or conveyed to various parties by various instruments of record

22. An easement for the purposes shown below and rights incidental thereto as shown or as offered for dedication on the recorded map.

Easement purpose: Public roads and private roads, together with maintenance easements to extend 10 feet beyond catch points of all cuts and fills
Affects: Road "B"

23. The effect of notes set forth on Tract Map No. 130 recorded in Book 16, Page 125, of Tract Maps, related to:

Lot "A" is not for residential use.

24. Matters contained in that certain Road Maintenance Agreement which document, among other things, may provide for liens and charges.

Executed by: Brloeland Corp
Recording Date: October 4, 1976
Recording No.: 22265, Book 1520, Page 268, of Official Records

Reference is hereby made to said document for full particulars.

EXCEPTIONS
(continued)

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

Granted to: Roger W. Popp and Diane E. Popp, husband and wife as joint tenants (No representation is made as to the present ownership of said easement)
Purpose: Recreational and incidental purposes
Recording Date: March 30, 1979
Recording No.: 7208, Book 1557, Page 21, of Official Records
Affects: all of Lot "A"

Said easement was also reserved and/or conveyed to various parties by various instruments of record.

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

Granted to: James P. Brennan, et al (No representation is made as to the present ownership of said easement)
Purpose: Ingress, egress and public utilities
Recording Date: October 1, 1980
Recording No.: 19384, Book 1624, Page 29, of Official Records
Affects: that portion of said land which lies within Road "B" as shown on the Map of said Tract No. 130

Said easement was also reserved and/or conveyed to various parties by various instruments of record.

27. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$45,000.00
Dated: December 29, 2004
Trustor/Grantor: Robert V. Shinn and Jeanette L. Shinn, husband and wife
Trustee: Humboldt Land Title Company, a California Corporation
Beneficiary: Joseph J. Mikolon and Roxanne L. Mikolon, husband and wife as joint tenants
Loan No: Not Shown
Recording Date: March 3, 2005
Recording No.: 2005-7056-4, of Official Records

EXCEPTIONS
(continued)

28. Any invalidity or defect in the title of the vestees in the event that the trust referred to herein is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

If title is to be insured in the trustee(s) of a trust, (or if their act is to be insured), this Company will require a Trust Certification pursuant to California Probate Code Section 18100.5.

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.** Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
- Note 2.** Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.
- Note 3.** 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, known as 665 Old Hindley Ranch Road, Honeydew, California, to an Extended Coverage Loan Policy.
- Note 4.** Note: The only conveyances(s) affecting said Land, which recorded within 24 months of the date of this report, are as follows:
- | | |
|-----------------|--|
| Grantor: | Robert V. Shinn |
| Grantee: | Robert V. Shinn, Trustee of the Robert V. Shinn Living Trust, dated March 11, 2019 |
| Recording Date: | March 12, 2019 |
| Recording No.: | 2019-004376, of Official Records |
- Note 5.** 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 6.** The application for title insurance was placed by reference to only a street address or tax identification number. The proposed insured must confirm that the legal description in this report covers the parcel(s) of Land requested to be insured. If the legal description is incorrect, the proposed insured must notify the Company and/or the settlement company in order to prevent errors and to be certain that the legal description for the intended parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

NOTES
(continued)

Note 7. 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