

15701 - 03 Larch



14717 BURIN AVENUE • LAWDALE, CALIFORNIA 90260 • (310) 970-2100 • FAX (310) 644-4556

FENCE PERMIT

Project Address: 15701 & 15703 LARCH Ave LAWDALE, CA 90260

Name of Applicant: NICHOLAS VU

Telephone No.: (310) 978 - 2888

Zoning: R-2 Assessor's No.: 4076-016-019

Linear Feet: 285' Fence Height: 6 Feet HIGH

Fence Material: Block wall

Legal Description: SOLID BLOCK WALL

Plot Plan Attached? YES

The issuance of a fence permit by the City of Lawndale does not relieve you of your responsibility of the location of the fence. If the fence is on the property line or encroaches in any way on adjacent property, you must notify the property owner(s) and obtain his/her approval. The City of Lawndale is in no way liable for a property line dispute.

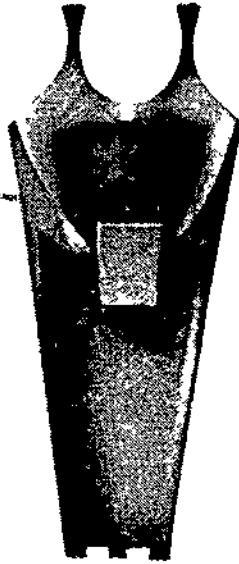
Nicholas Vu
Applicant

Alberto
Planner

07-26-99
Date

7/30/99
07-28-99
Date

Policy of Title Insurance



Sanctity of Contract

Dear Insured -

This is a valuable document. Keep it in a safe place.

In the event of a sale of this property, your broker, escrow company or attorney should have access to its contents. This will result in expediency of the transfer of title, also if within a certain time frame a reduced title fee may be applicable.

Sincerely Yours,

Eric D. Swenson, President

Stewart Title

505 North Brand Blvd., Suite 1200 • Glendale, California 91203 • (818) 502-2700

POLICY OF TITLE INSURANCE ISSUED BY

STEWART TITLE GUARANTY COMPANY

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, STEWART TITLE GUARANTY COMPANY, a Texas corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land;

and in addition, as to an insured lender only:

5. The invalidity or unenforceability of the lien of the insured mortgage upon the title;
6. The priority of any lien or encumbrance over the lien of the insured mortgage, said mortgage being shown in Schedule B in the order of its priority;
7. The invalidity or unenforceability of any assignment of the insured mortgage, provided the assignment is shown in Schedule B, or the failure of the assignment shown in Schedule B to vest title to the insured mortgage in the named insured assignee free and clear of all liens.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title or the lien of the insured mortgage, as insured, but only to the extent provided in the Conditions and Stipulations.

Signed under seal for the Company, but this Policy is to be valid only when it bears an authorized countersignature.

Society of Contract

**STEWART TITLE
GUARANTY COMPANY**



Stewart Davis Jr.
 Chairman of the Board
 Countersigned by _____
 AUTHORIZED POLICY AND
 FIDELITY BOND ONLY

Malcolm S. Morris
 President

Authorized Signatory

Company

City, State

CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY - 1990

SCHEDULE A

GF OR

ORDER NO.: 12523937

CHARGE: \$807.00, 234, R

EFFECTIVE DATE: APR 13, 1993 AT 8:00 A.M. POLICY NO.: CNJPLA 1597-154642

AMOUNT: \$245,000.00

1. NAME OF INSURED: NICHOLAS VU

2. THE ESTATE OR INTEREST IN THE LAND DESCRIBED HEREIN AND WHICH
IS COVERED BY THIS POLICY IS:

A FEE

3. THE ESTATE OR INTEREST REFERRED TO HEREIN IS AT DATE OF POLICY
VESTED IN:

NICHOLAS VU, A SINGLE MAN

CLTA STANDARD COVERAGE POLICY - 1990

SCHEDULE A

PART II

4. THE LAND REFERRED TO IN THIS POLICY IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE EAST 131.5 FEET OF LOT 7 IN BLOCK 71 OF LAWNDALE ACRES, IN THE CITY OF LAWNDALE, AS PER MAP RECORDED IN BOOK 17 PAGE(S) 73 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CLTA STANDARD COVERAGE POLICY - 1990

SCHEDULE B

PART II

1. GENERAL AND SPECIAL CITY AND/OR COUNTY TAXES FOR THE FISCAL YEAR 1993-1994 A LIEN NOT YET DUE AND PAYABLE.

2. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.

ASSESSMENTS, IF ANY, FOR COMMUNITY FACILITY DISTRICTS AFFECTING SAID LAND WHICH MAY EXIST BY VIRTUE OF ASSESSMENT MAPS OR NOTICES FILED BY SAID DISTRICTS.

3. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER RECORDED OR NOT.

4. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,
 FOR CONDUITS
 RECORDED | IN BOOK 6138, PAGE 201 OF DEEDS

SAID MATTER AFFECTS A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

5. COVENANTS, CONDITIONS AND RESTRICTIONS IN AN INSTRUMENT, (RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN ARE DELETED)

RECORDED | IN BOOK 5657, PAGE 168 OF DEEDS

6. A DEED OF TRUST TO SECURE AN INDEBTEDNESS OF THE AMOUNT STATED HEREIN AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF

DATED	APRIL 2, 1993
AMOUNT	\$195,000.00
TRUSTOR	NICHOLAS VU, A SINGLE MAN
TRUSTEE	SONOMA CONVEYANCING CORPORATION
BENEFICIARY	NORTH AMERICAN MORTGAGE COMPANY
RECORDED	APRIL 13, 1993, OFFICIAL RECORDS
INSTRUMENT	93-689230

CLTA STANDARD COVERAGE POLICY - 1990

SCHEDULE B

THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE (AND THE COMPANY WILL NOT PAY COSTS, ATTORNEY'S FEES OR EXPENSES) WHICH ARISE BY REASON OF:

PART 1

1. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS.

PROCEEDINGS BY A PUBLIC AGENCY WHICH MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.

2. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR WHICH MAY BE ASSERTED BY PERSONS IN POSSESSION THEREOF.

3. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

4. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

5. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A) (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS.