

PRELIMINARY REPORT

The form of Policy of Title Insurance contemplated by this report is:

- CLTA Owner's Policy 2022
- ALTA Owner's Policy 2021 Extended Standard
- CLTA/ALTA Homeowner's Policy 2021
- CLTA Loan Policy 2022
- ALTA Loan Policy 2021 Extended Standard
- ALTA Short Form Residential Loan Policy 2021 Extended Standard
- Other:

SCHEDULE A

The estate or interest in the land hereinafter described or referred to covered by this report is:

A Fee as to Parcel One and an Easement as to Parcel Two

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

Central Parkway JMD LLC, a California limited liability company, as to an undivided 50.00% interest and Mountain Parkway JMD LLC, a California limited liability company, as to an undivided 50.00% interest, as tenants in common

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of San Joaquin and described as follows:

PARCEL ONE:

Being a portion of the Northeast 1/4 of Section 21, Township 2 South, Range 4 East, Mount Diablo Base and Meridian, and being more particularly described as follows:

BEGINNING at the North 1/4 corner of said Section 21; thence along the North line of said Section 21 South 89° 09' 03" East 1549.05 feet; thence leaving said North line of Section 21 South 00° 00' 29" East 134.00; thence South 01' 13' 41" West 550.45 feet; thence South 00° 04' 24" West 90.82 feet; thence North 89° 59' 58" West 50.00 feet; thence South 00° 00' 28" East 50.00 feet; thence North 139° 59' 58" West 363.08 feet to a tangent curve to the left; thence along said curve having a radius of 1265.00 feet, a central angle of 52° 51' 49", and an arc length of 1167.14 feet to a tangent line; thence along said tangent line South 37° 08' 13" West 216.41 feet to the North-South 1/4 section line of said Section 21; thence along last mentioned line North 00° 34' 20" East 1521.99 feet to said point of beginning, as described in Certificate of Compliance for Lot Line Adjustment recorded [June 16, 2004, Document No. 2004-132353](#), Official Records.

PARCEL TWO:

A non-exclusive private access easement being over and across a portion of that certain parcel of land known as Parcel One of Lot Line Adjustment No. PA-04-239, the Certificate of Compliance recorded [June 16, 2004, Document No. 2004-132353](#), Official Records, and being a portion of the East half of Section 21, Township 2 South, Range 4 East, Mount Diablo Base and Meridian, for the purposes of a 25.00 foot wide private access easement appurtenant to and for the benefit of Parcel Two of said Lot Line Adjustment No. PA-04-239, lying and being in the County of San Joaquin, State of California, the centerline of said easement being more particularly described as follows (the side lines of the side 25.00 foot wide easements to be shortened or extended to terminate on the property lines):

BEGINNING at a point on the West right-of-way line of Mountain House Parkway (60 feet in width) South 00° 35' 15" West 749.97 feet from the North line of said Section 21; thence leaving said right-of-way line North 89° 32' 53" West 287.11 feet to a tangent curve to the left; thence along said curve having a radius of 900.00 feet, a central angle of 15° 33' 11", and an arc length of 244.31 feet to a tangent line; thence along said tangent line South 74° 53' 56" West 247.82 feet to a tangent curve to the right; thence along said curve having a radius of 900.00 feet, a central angle of 15° 06' 06", and an arc length of 237.22 feet to a tangent line; thence along said tangent line North 89° 59' 58" West 129.45 feet; thence North 00° 00' 28" West 65.00 feet to a point on the South line of said Parcel Two, said point also being the point of terminus of the herein described centerline.

Informational Purposes Only: [APN: 209-080-25](#)

APN: 209-080-25
(End of Legal Description)

THE MAP ATTACHED THROUGH THE HYPERLINK ABOVE IS BEING PROVIDED AS A COURTESY AND FOR INFORMATION PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. THERE WILL BE NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO ANY MATTERS CONCERNING THE CONTENTS OR ACCURACY OF THE MAP.

SCHEDULE B

At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy or policies would be as follows:

Taxes:

- A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes, to be levied for the fiscal year 2024 - 2025.
- B. Taxes and/or assessments affecting the Land, if any, for community facility districts, including Mello Roos, which may exist by virtue of assessment maps or filed notices. These taxes and/or assessments are typically collected with the county taxes; however, sometimes they're removed and assessed and collected separately.
- C. 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.

Exceptions:

- 1. Any easements or lesser rights which may be claimed as to a portion of said land by the owners or users, including any rights incidental thereto which may be ascertained by making inquiry of such owners or users,

Of : Irrigation canal
Affects : Southwesterly portion
As Disclosed By : Record of Survey Map filed for record in [Book 15 of Surveys, Page 66](#)

- 2. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Granted To : West Side Irrigation District
For : Pipe lines
Recorded : [May 14, 1975 in Book 3982 of Official Records, Page 227](#)

- 3. Terms and provisions as contained in an instrument

Entitled : Development Agreement
Executed by: County of San Joaquin and Trimark Communities
Recorded: December 20th, 1994 in Official Records under Serial Number [94136021](#)

Affects this and other property.

NOTE : Said master plan Development Agreement has been amended and/or modified by various addendums and agreements of record.

Recorded : December 20, 1994 as Document No. [94136022](#), Official Records
October 18, 1996 as Document No. [96106282](#), Official Records
October 18, 1996 as Document No. [96106283](#), Official Records
October 18, 1996 as Document No. [96106284](#), Official Records
October 18, 1996 as Document No. [96106285](#), Official Records
October 18, 1996 as Document No. [96106286](#), Official Records
October 18, 1996 as Document No. [96106287](#), Official Records
October 18, 1996 as Document No. [96106288](#), Official Records
October 18, 1996 as Document No. [96106289](#), Official Records

December 17, 1997 as Document No. [97124552](#), Official Records
March 2, 1998 as Document No. [98024300](#), Official Records
March 2, 1998 as Document No. [98024301](#), Official Records
March 2, 1998 as Document No. [98025434](#), Official Records
June 3, 1998 as Document No. [98064518](#), Official Records
December 1, 1998 as Document No. [98143598](#), Official Records
December 1, 1998 as Document No. [98143599](#), Official Records
January 11, 2000 as Document No. [00003144](#), Official Records
December 17, 2000 as Document No. [00153355](#), Official Records
March 27, 2002 as Document No. [2002-052504](#), Official Records
March 27, 2002 as Document No. [2002-052505](#), Official Records
[February 22, 2005 as Document No. 2005-42179](#), Official Records

4. Intentionally deleted.

5. Intentionally deleted.

6. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument: Easement Deed
Granted To: Pacific Gas and Electric Company
For : Conveying Gas, connecting pipe lines etc
Dated : October 5, 2004
Recorded : [December 24, 2004 in Official Records Serial Number 2004-294450](#)
Affects : Reference is made to said document for particulars

7. Terms and provisions as contained in an instrument,

Entitled : Development Agreement
Executed By: County of San Joaquin, Trimark Communities, LLC
Dated : February 8, 2005
Recorded : [February 22, 2005 in Official Records Serial Number 2005-42179](#)

8. Intentionally deleted.

9. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument: Easement Deed
Granted To: Pacific Gas and Electric Company
For : Right of Way
Recorded : [July 29, 2005 in Official Records Serial Number 2005-186271](#)
Affects : Affects this and other property.

10. Intentionally deleted.

11. Intentionally deleted.

12. Intentionally deleted.

13. Intentionally deleted.

14. Intentionally deleted.

15. Intentionally deleted.

16. Intentionally deleted.
17. Intentionally deleted.
18. Intentionally deleted.
19. Intentionally deleted.
20. Water rights, claims or title to water in or under said land, whether or not shown by the public records.
21. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
22. Intentionally deleted.
23. Intentionally deleted.
24. Intentionally deleted.
25. Intentionally deleted.
26. Any rights, interest, or claims which may exist or arise by reason of the facts shown on the ALTA/ NSPS land title survey prepared Mark H. Wehber, cbg Civil Engineers, PLS No. 7960, dated August 20, 2024, designated as Job No 673-183:
 - a. The fact that an approximately 10' dirt road crosses into the Land along the westerly boundary line.
 - b. The fact that an approximately 1.5' irrigation pipe crosses into the Land adjacent to the westerly boundary line.
 - c. The fact that an approximately 40" pipe crosses into the Land along the westerly boundary line.
 - d. The fact that an approximately 40" outlet with concrete headwall lies in the Land adjacent to the westerly boundary line.
 - e. The fact that an approximately 36" stand lies on the Land adjacent to the westerly boundary line.
 - f. The fact that an irrigation pipe lies east of the westerly boundary line, south of the northerly boundary line and west of the easterly boundary line of the Land.
27. Intentionally deleted.
28. Intentionally deleted..
29. Intentionally deleted.
30. Intentionally deleted.

31. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument: Easement Agreement (Surplus Soils)
Granted To: Tri Pointe Homes Holdings, Inc., a Delaware corporation and KL LB BUY 2 LLC, a Delaware limited liability company
For : Right of Way and rights to deposit surplus soils, and incidental rights thereto
Recorded : March 27, 2024 as Serial Number 2024-025383
Affects : Affects this and other property

32. NOTE: This report is being issued at the request of the client and is not in response to a request for title insurance. Therefore, all references to title insurance in the printed matter of this report or attached hereto are hereby cancelled. All liability assumed hereby is strictly limited to the amount of the fee paid by the client. Any other parties using the information contained herein do so at their own risk.

Client: [Central Parkway JMD LLC, a California limited liability company, as to an undivided 50.00% interest and Mountain Parkway JMD LLC, a California limited liability company, as to an undivided 50.00% interest, as tenants in common](#)

(End of Exceptions)

NOTES AND REQUIREMENTS

A. None.

CALIFORNIA "GOOD FUNDS" LAW

California Insurance Code Section 12413.1 regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow account and available for withdrawal prior to disbursement. Funds received by Stewart Title Guaranty Company Commercial Services (SF) via wire transfer may be disbursed upon receipt. Funds received via cashier's checks or teller checks drawn on a California Bank may be disbursed on the next business day after the day of deposit. If funds are received by any other means, recording and/or disbursement may be delayed, and you should contact your title or escrow officer. All escrow and sub-escrow funds received will be deposited with other escrow funds in one or more non-interest bearing escrow accounts in a financial institution selected by Stewart Title Guaranty Company Commercial Services (SF). Stewart Title Guaranty Company Commercial Services (SF) may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with the financial institution, and Stewart Title Guaranty Company Commercial Services (SF) shall have no obligation to account to the depositing party in any manner for the value of, or to pay to such party, any benefit received by Stewart Title Guaranty Company Commercial Services (SF). Such benefits shall be deemed additional compensation to Stewart Title Guaranty Company Commercial Services (SF) for its services in connection with the escrow or sub-escrow.

If any check submitted is dishonored upon presentation for payment, you are authorized to notify all principals and/or their respective agents of such nonpayment.

EXHIBIT "A"
LEGAL DESCRIPTION

Order No.: 22000300441A
Escrow No.: 22000300441A

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