



## Preliminary Title Report

**Order No.:** 15-FBI-004417

**Customer Reference:** 15-FBI-004417

This will serve to certify that Black Knight has caused to be made a search of the Records of Los Angeles County, California as contained in the Records office of said County, from 1/16/2007 through 05/21/2019 at 11:00 PM, as to the following described real property lying and being in the aforesaid county, to-wit:

That portion of Lot 24 of Tract No. 19624, in the County of Los Angeles, State of California, as per Map recorded in Book 502 Page(s) 9 and 10 of Maps, in the Office of the County Recorder of said County.

Beginning at the Southwest corner of said Lot 24, thence along the North line of Cienega Avenue as shown on said Map South 89° 59' 30" East 83.95 feet to the Westerly line of the land described in the Deed to Leonard C. Brown and Wife, recorded on October 26, 1960 as Instrument No. 880, in Book D1016, Page(s) 920, Official Records of said County, thence along the Westerly line of said land described in the Deed to Brown, North 0° 09' 55" West 260 feet to the Northerly line of said Lot; thence along the Northerly line of said Lot North 89° 59' 30" West 83.95 feet to the Northwest corner of said Lot; thence along the Westerly line of said Lot South 0° 09' 55" East 260 feet to the point of beginning.

**Property Address:** 19545 E Cienega Ave, Covina, CA 91724

**As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:**

Record Owner(s): Western Ventures Management, Inc., a California Corporation

Instrument type: Grant Deed

Grantor: Cornelius L. Van Blankenstein and Melissa Van Blankenstein, Trustees, their successors and assigns, of the Cornelius L. Van Blankenstein Family 1980 Trust, dated September 25, 1980., Trustee

Date: 01/16/2007

Rec. date: 06/15/2007

Rec. Vol.: 20071449243

Consideration

**The following encumbrances against the said real property recorded in the aforesaid Records have been found:**

1. Instrument: **Deed of Trust**

Type: Deed of Trust

Borrower: Western Ventures Management, Inc., a California Corporation

Lender: California Mortgage Service, a California Corporation

Nominee (if available):

Amount: \$267,700.00

Date: 12/05/2014

Rec. date: 12/10/2014

Rec. Vol.: 20141337535

Lienholder Address:

Nominee Address (if available):

Instrument: Substitution of Trustee  
New Trustee: Ress Financial Corporation, a California corporation  
Date: 04/16/2015  
Rec. date: 04/21/2015  
Rec. Vol.: 20150443098

**Involuntary Liens & Judgments:**

1. Instrument: Notice of Abatement Lien  
Type: Lien  
Case No.: N/A  
Creditor: County of Los Angeles Department of Public Works  
Debtor: Western Ventures Management, Inc.  
Amount: \$1,410.14  
Date: 06/15/2017  
Rec. date: 06/20/2017  
Rec. Vol. 20170679497  
Address: 900 South Fremont Avenue, Alhambra, California 91803
  
2. Instrument: Notice of Abatement Lien  
Type: Lien  
Case No.: N/A  
Creditor: County of Los Angeles Department of Public Works  
Debtor: Western Ventures Management, Inc.  
Amount: \$1,506.14  
Date: 06/28/2017  
Rec. date: 07/05/2017  
Rec. Vol. 20170742773  
Address: 900 South Fremont Avenue, Alhambra, California 91803
  
3. Instrument: Notice of Abatement Lien  
Type: Lien  
Case No.: N/A  
Creditor: County of Los Angeles Department of Public Works  
Debtor: Western Ventures Management, Inc.  
Amount: \$2,029.72  
Date: 08/01/2017  
Rec. date: 08/09/2017  
Rec. Vol. 20170895547  
Address: 900 South Fremont Avenue, Alhambra, California 91803
  
4. Instrument: Notice of Abatement Lien  
Type: Lien  
Case No.: N/A  
Creditor: County of Los Angeles Department of Public Works  
Debtor: Western Ventures Management, Inc.  
Amount: \$1,582.52  
Date: 08/15/2017  
Rec. date: 08/22/2017  
Rec. Vol. 20170948852  
Address: 900 South Fremont Avenue, Alhambra, California 91803

5. Instrument: Notice of Abatement Lien  
Type: Lien  
Case No.: N/A  
Creditor: County of Los Angeles Department of Public Works  
Debtor: Western Ventures Management, Inc.  
Amount: \$6,563.45  
Date: 11/16/2017  
Rec. date: 12/06/2017  
Rec. Vol. 20171410241  
Address: 900 South Fremont Avenue, Alhambra, California 91803
  
6. Instrument: Notice of Abatement Lien  
Type: Lien  
Case No.: N/A  
Creditor: County of Los Angeles Department of Public Works  
Debtor: Western Ventures Management, Inc.  
Amount: \$4,437.38  
Date: 07/23/2018  
Rec. date: 07/24/2018  
Rec. Vol. 20180738073  
Address: 900 South Fremont Avenue, Alhambra, California 91803
  
7. Instrument: Notice of Abatement Lien  
Type: Lien  
Case No.: N/A  
Creditor: County of Los Angeles Department of Public Works  
Debtor: Western Ventures Management, Inc.  
Amount: \$1,436.00  
Date: 08/22/2018  
Rec. date: 08/28/2018  
Rec. Vol. 20180867527  
Address: 900 South Fremont Avenue, Alhambra, California 91803
  
8. Instrument: Notice of Abatement Lien  
Type: Lien  
Case No.: N/A  
Creditor: County of Los Angeles Department of Public Works  
Debtor: Western Ventures Management, Inc.  
Amount: \$2,231.00  
Date: 02/20/2019  
Rec. date: 02/27/2019  
Rec. Vol. 20190176588  
Address: 900 South Fremont Avenue, Alhambra, California 91803
  
9. Instrument: Notice of Abatement Lien  
Type: Lien  
Case No.: N/A  
Creditor: County of Los Angeles Department of Public Works  
Debtor: Western Ventures Management, Inc.  
Amount: \$1,721.00  
Date: 02/20/2019  
Rec. date: 02/27/2019

Rec. Vol. 20190176589

Address: 900 South Fremont Avenue, Alhambra, California 91803

10. Instrument: Lispendens  
Case No.: SACV 15-01110  
Creditor: United States of America  
Debtor: Western Ventures Management, Inc.  
Amount: N/A  
Date: 07/14/2015  
Rec. date: 07/14/2015  
Rec. Vol. 20150846012
  
11. Instrument: Amended Lispendens  
Case No.: SACV 15-01110  
Creditor: United States of America  
Debtor: Western Ventures Management, Inc.  
Amount: N/A  
Date: 07/14/2015  
Rec. date: 07/16/2015  
Rec. Vol. 20150863333
  
12. Instrument: Notice of Pendency of Action  
Case No.: KC067729  
Creditor: Western Ventures Management, Inc., a California corporation  
Debtor: California Mortgage Service, a California corporation  
Amount: N/A  
Date: 06/22/2015  
Rec. date: 06/22/2015  
Rec. Vol. 20150749716
  
13. Instrument: Declaration of Substandard Property  
Creditor: County of Los Angeles Department of Public Works  
Debtor: Western Ventures Management Inc.  
Amount: N/A  
Date: 10/06/2016  
Rec. date: 10/11/2016  
Rec. Vol. 20161238979

**Parcel Identification (Folio) Number:** 8404-002-029

**Shown for informational purposes:**

None.

**See the attached County Tax Collector Information Sheet**

**Comment:** Tax Information Sheet.