

Preliminary Report

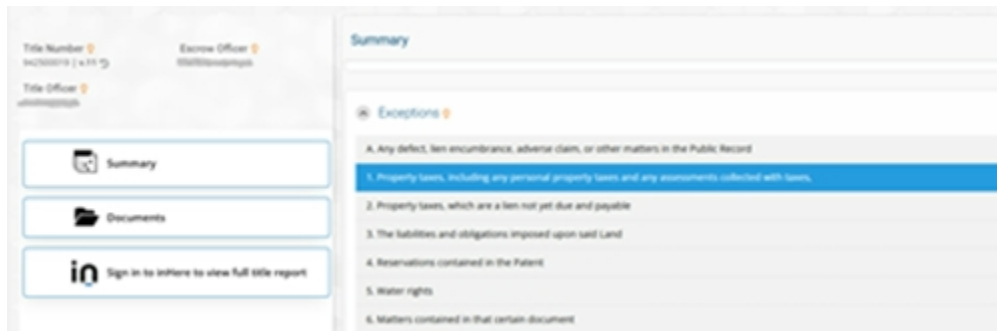
File No.: 1500-2602304

Property Address: 19620 Wyandotte Street Apartment 2,
Reseda, CA 91335-3472

Title Officer: Albert Wassif

Escrow Officer: Public Administrator Operations

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PRELIMINARY REPORT



5000 Van Nuys Blvd., Suite 500
Sherman Oaks, CA 91403

Prelim Number:

1500-2602304
Update 1

Issuing Policies of Fidelity National Title Insurance Company

Fidelity National Title Company
5000 Van Nuys Blvd., Suite 500
Sherman Oaks, CA 91403
Phone No.: 818-881-7800
Fax: 818-776-8528

Public Administrator Operations
320 West Temple Street
Los Angeles, CA 90012
Attn: Angelica Dzhanikyan

Title Officer.: Albert Wassif
Email: Team.Albert@fnf.com
Phone No.: (818) 758-5718
Fax No.: (818) 475-5013
[File No.: 1500-2602304-AW](#)

Ref. No.:

Property: 19620 Wyandotte Street Apartment 2, Reseda, CA 91335-3472

In response to the application for a policy of title insurance referenced herein, **Fidelity National Title 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 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 Fidelity National 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.

Countersigned By:

Authorized Officer or Agent
Cindy Fried

Effective date: August 3, 2026 at 12:00 AM, Update 1 Reissued: August 14, 2026

The form of Policy or Policies of Title Insurance contemplated by this Report is:

ALTA Homeowner's Policy of Title Insurance 2021

ALTA Loan Policy 2021 Extended

1. The estate or interest in the Land hereinafter described or referred to covered by this Report is:

A CONDOMINIUM, as defined in Sections 783 and 4125 of the California Civil Code, in fee

2. Title to said estate or interest at the date hereof is [vested in:](#)

Mitchell Lubinsky, an unmarried man

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): 2116-001-098

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

A CONDOMINIUM COMPRISED OF:

PARCEL 1:

(A) AN UNDIVIDED 1/11TH INTEREST IN AND TO LOT 1 OF TRACT NO. 48584, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1167 PAGES 52 AND 53 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT UNITS 1 TO 11 INCLUSIVE AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN RECORDED MARCH 18, 1991, AS INSTRUMENT NO. 91-375238, OFFICIAL RECORDS.

(B) UNIT 2 AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN ABOVE MENTIONED.

PARCEL 2:

AN EXCLUSIVE EASEMENT FOR STORAGE PURPOSES OVER THOSE AREAS BEARING THE SAME NUMBER DESIGNATED AS THE ABOVE UNIT NUMBER AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN ABOVE MENTIONED.

EXCEPTIONS

At the date hereof, items to be considered and exceptions to coverage in addition to the printed exceptions and exclusions in said policy form would be as follows:

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2026-2027.
2. 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.
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.

Note: If said supplementals (if any) are not posted prior to the date of closing, this company assumes no liability for payment thereof.

4. Water rights, claims or title to water, whether or not disclosed by the public records.
5. Any rights of the parties, if other than the vestees, in possession of the Parking Space shown in the legal description herein.
6. Any failure to comply with the provisions and obligations of California Civil Code 2079.26 (California Assembly Bill 851).
7. Any matters arising with regard to assessments of documentary transfer tax related to the measures below.

NOTICE: Certain cities in Los Angeles County impose a documentary transfer tax that is in addition to the Los Angeles County documentary transfer tax of \$.55 per \$500 (\$1.10 per \$1,000) based upon the purchase price or value of the property transferred. Additional transfer tax is imposed by the following cities in Los Angeles County:

Culver City
Los Angeles
Pomona
Redondo Beach
Santa Monica

For details about these taxes, please contact your title officer or escrow officer. Please be advised that, in the City of Santa Monica, effective March 1, 2023, for transfers of property with a sale price or value of \$8,000,000 or more, there will be a new, additional transfer tax of \$5.60 per \$100 (\$56.00 per \$1,000). In the City of Los Angeles, effective April 1, 2023, for transfers of property with a sale price or value of \$5,000,000 up to \$10,000,000, there will be a new, additional transfer tax of 4% of the entire sale price or value; for transfers with a sale price or value of \$10,000,000 or more, there will be a new, additional transfer tax of 5.5% of the entire sale price or value.

Effective for transactions on and after July 1, 2024, the new thresholds for ULA will be \$5,150,000.00 (up from \$5,000,001.00) and \$10,300,000.00 (up from \$10,000,001.00). Transactions above \$5,150,000.00 but under \$10,300,000.00 will be assessed at a 4% tax and transactions \$10,300,000.00 and up will be assessed a 5.5% tax.

8. An instrument entitled A Covenant and Agreement

Executed by: S-G Ventura, a California General Partnership
In favor of: City of Los Angeles
Recording Date: February 7, 1990

Recording No.: [90-213903](#), of Official Records

Which among other things provides: as provided therein

Reference is hereby made to said document for full particulars.

This covenant and agreement provides that it shall be binding upon any future owners, encumbrancers, their successors or assigns, and shall continue in effect until the advisory agency approves termination.

9. Matters contained in that certain document

Entitled: Agreement

Executed by: S-G Ventura, a California General Partnership and Executive Director of the housing authority of the City of Los Angeles

Recording Date: May 8, 1990

Recording No.: [90-844971](#), of Official Records

Reference is hereby made to said document for full particulars.

10. An instrument entitled A Covenant and Agreement

Executed by: S-G Ventura, a California General Partnership

In favor of: City of Los Angeles

Recording Date: August 14, 1990

Recording No.: [90-1412858](#), of Official Records

Which among other things provides: as provided therein

Reference is hereby made to said document for full particulars.

This covenant and agreement provides that it shall be binding upon any future owners, encumbrancers, their successors or assigns, and shall continue in effect until the advisory agency approves termination.

11. An instrument entitled S-G Ventura, a California General Partnership

Executed by: S-G Ventura, a California General Partnership

In favor of: City of Los Angeles

Recording Date: August 14, 1990

Recording No.: [90-1412859](#), of Official Records

Which among other things provides: as provided therein

Reference is hereby made to said document for full particulars.

This covenant and agreement provides that it shall be binding upon any future owners, encumbrancers, their successors or assigns, and shall continue in effect until the advisory agency approves termination.

12. An instrument entitled A Covenant and Agreement

Executed by: S-G Ventura, a California General Partnership

In favor of: City of Los Angeles

Recording Date: August 30, 1990

Recording No.: [90-1505403](#), of Official Records

Which among other things provides: as provided therein.

Reference is hereby made to said document for full particulars.

This covenant and agreement provides that it shall be binding upon any future owners, encumbrancers, their successors or assigns, and shall continue in effect until the advisory agency approves termination.

13. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recording Date: March 18, 1991
Recording No.: [91-375327](#), of Official Records

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or deed of trust made in good faith and for value.

Said Matters have been incorporated by reference thereto in a deed

Executed By: S-G Ventura, a California General Partnership
Recorded: July 15, 1994 as [instrument no. 94-1324876](#), of Official Records

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

Granted to: S-G Ventura, a California General Partnership
Purpose: Parking and Storage
Recording Date: July 15, 1994
Recording No.: [94-1324876](#), of Official Records
Affects: Said Land

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

Amount: \$188,000.00
Dated: August 27, 2016
Trustor/Grantor: Mitchell Lubinsky, an unmarried man
Trustee: First American Title Company
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for Impac Mortgage Corp., a Corporation
Loan No.: 3111012991
Recording Date: August 31, 2016
Recording No.: [20161040387](#), of Official Records

END OF EXCEPTIONS

PLEASE REFER TO THE "INFORMATIONAL NOTES" AND "REQUIREMENTS" SECTIONS WHICH FOLLOW FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION.

REQUIREMENTS

1. In order to complete this report, the Company requires a Statement of Information to be completed by the following party(s),

Party(s): All Parties

The Company reserves the right to add additional items or make further requirements after review of the requested Statement of Information.

NOTE: The Statement of Information is necessary to complete the search and examination of title under this order. Any title search includes matters that are indexed by name only, and having a completed Statement of Information assists the Company in the elimination of certain matters which appear to involve the parties but in fact affect another party with the same or similar name. Be assured that the Statement of Information is essential and will be kept strictly confidential to this file.

2. The Company will require either (a) a complete copy of the trust agreement and any amendments thereto certified by the trustee(s) to be a true and complete copy with respect to the hereinafter named trust, or (b) a Certification, pursuant to California Probate Code Section 18100.5, executed by all of the current trustee(s) of the hereinafter named trust, a form of which is attached.

Name of Trust: The Winner for Good Ultra Trust, dated April 7, 2011

3. 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 REQUIREMENTS

INFORMATIONAL NOTES

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.
2. Note: None of the items shown in this report will cause the Company to decline to attach ALTA Endorsement Form 9 to an Extended Coverage Loan Policy, when issued.
3. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
4. Note: The Company is not aware of any matters which would cause it to decline to attach CLTA Endorsement Form 116.2 indicating that the Land includes a condominium designated as unit 2 and known as 19620 Wyandotte Street Apartment 2, Reseda California to an Extended Coverage Loan Policy.
5. Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

<u>Tax Identification No.:</u>	<u>2116-001-098</u>
Fiscal Year:	2025-2026
1st Installment:	\$1,688.06, Paid
2nd Installment:	\$1,688.05, Paid
Exemption:	\$0.00
Land:	\$113,037.00
Improvements:	\$153,231.00
Personal Property:	\$0.00
Code Area:	00016
Bill No.:	None Shown
6. NOTE: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.
7. 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.
8. Unless this company is in receipt of WRITTEN instructions authorizing a particular policy, Fidelity Title will AUTOMATICALLY issue the American Land Title Association Homeowner's Policy (02/03/10) for all qualifying residential 1-4 properties/transactions to insure the buyer at the close of escrow.
9. 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.

10. NOTE: Amended Civil Code Section 2941, which becomes effective on January 1, 2002, sets the fee for the processing and recordation of the reconveyance of each Deed of Trust being paid off through this transaction at \$45.00. The reconveyance fee must be clearly set forth in the Beneficiary's Payoff Demand Statement ("Demand"). In addition, an assignment or authorized release of that fee, from the Beneficiary to the Trustee of record, must be included. An example of the required language is as follows:

The Beneficiary identified above hereby assigns, releases or transfers to the Trustee of record, the sum of \$45.00, included herein as 'Reconveyance Fees', for the processing and recordation of the Reconveyance of the Deed of Trust securing the indebtedness covered hereby, and the escrow company or title company processing this pay-off is authorized to deduct the Reconveyance Fee from this Demand and forward said fee to the Trustee of record or the successor Trustee under the Trust Deed to be paid off in full.

In the event that the reconveyance fee and the assignment, release or transfer are not included within the demand statement, then Fidelity National Title Insurance Company and its Underwritten Agent may decline to process the reconveyance and will be forced to return all documentation directly to the Beneficiary for compliance with the requirements of the revised statute.

11. Note: Part of the RESPA Rule to simplify and Improve the Process of Obtaining Mortgages and Reduce Consumer Settlement Costs requires the settlement agent to disclose the agent and underwriter split of title premiums, including endorsements as follows

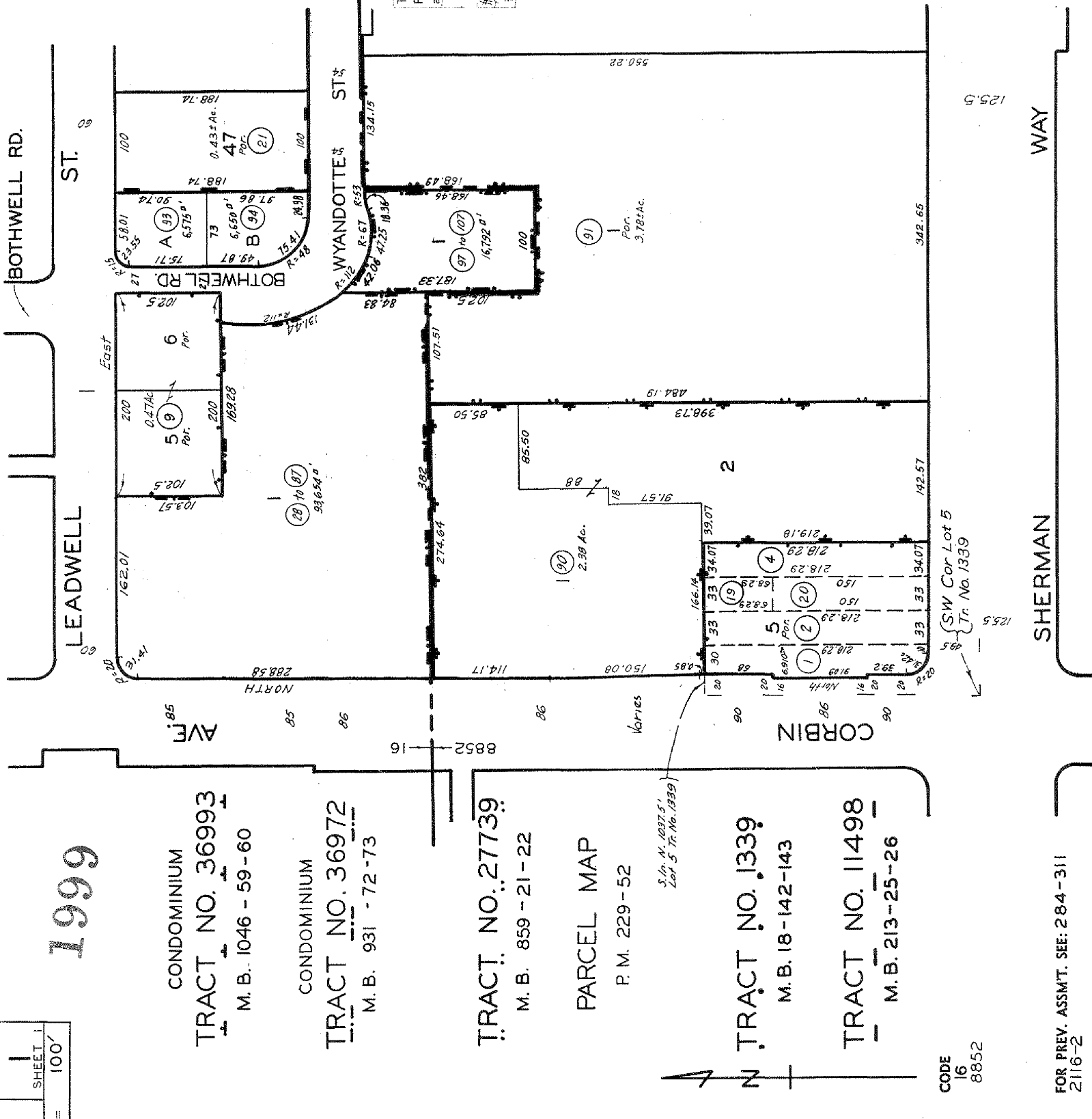
Line 1107 is used to record the amount of the total title insurance premium, including endorsements, that is retained by the title agent. Fidelity National Title Company retains 88% of the total premium and endorsements.

Line 1108 used to record the amount of the total title insurance premium, including endorsements, that is retained by the title underwriter. Fidelity National Title Insurance Company retains 12% of the total premium and endorsements.

12. The Company and its policy issuing agents are required by Federal law to collect additional information about certain transactions in specified geographic areas in accordance with the Bank Secrecy Act. If this transaction is required to be reported under a Geographic Targeting Order issued by FinCEN, the Company or its policy issuing agent must be supplied with a completed ALTA Information Collection Form ("ICF") prior to closing the transaction contemplated herein.
13. Due to the special requirements of SB 50 (California Public Resources Code Section 8560 et seq.), any transaction that includes the conveyance of title by an agency of the United States must be approved in advance by the Company's State Counsel, Regional Counsel, or one of their designees.

END OF INFORMATIONAL NOTES

660902 11-23-62 8-29-64
690303314 710115604
70525406 720124560
760130404 7603304
780226501 791211605
800708201 860507505-05
860525812-07 90050930205005-02
90053123022001-02 91071305002001-02
9108264001001-02 950208
199501070008001-02



The assessment of units in the following Condominium Plans, includes all rights and interests in the common areas as set forth in deeds of record.

Condominium	Common Area	Subdivision
Plan Reference	Tract No.	Lots
#1307364	11-20-79	36972
#375238	3-18-91	48564

Units of Airspace: Shts. 2 & 3, Sheet 4

*Diagrammatic depicts approximate dimensions.

CONDOMINIUM
TRACT NO. 48564
M. B. 1167 - 52 - 53

6
SHEET 1
100'

CONDOMINIUM
TRACT NO. 36993
M. B. 1046 - 59 - 60

CONDOMINIUM
TRACT NO. 36972
M. B. 931 - 72 - 73

TRACT NO. 27739
M. B. 859 - 21 - 22

PARCEL MAP
P. M. 229 - 52

TRACT NO. 1339
M. B. 18 - 142 - 143

TRACT NO. 1498
M. B. 213 - 25 - 26

CODE
16
8852

FOR PREV. ASSM'T. SEE: 284-311
2116-2

This map/plot is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

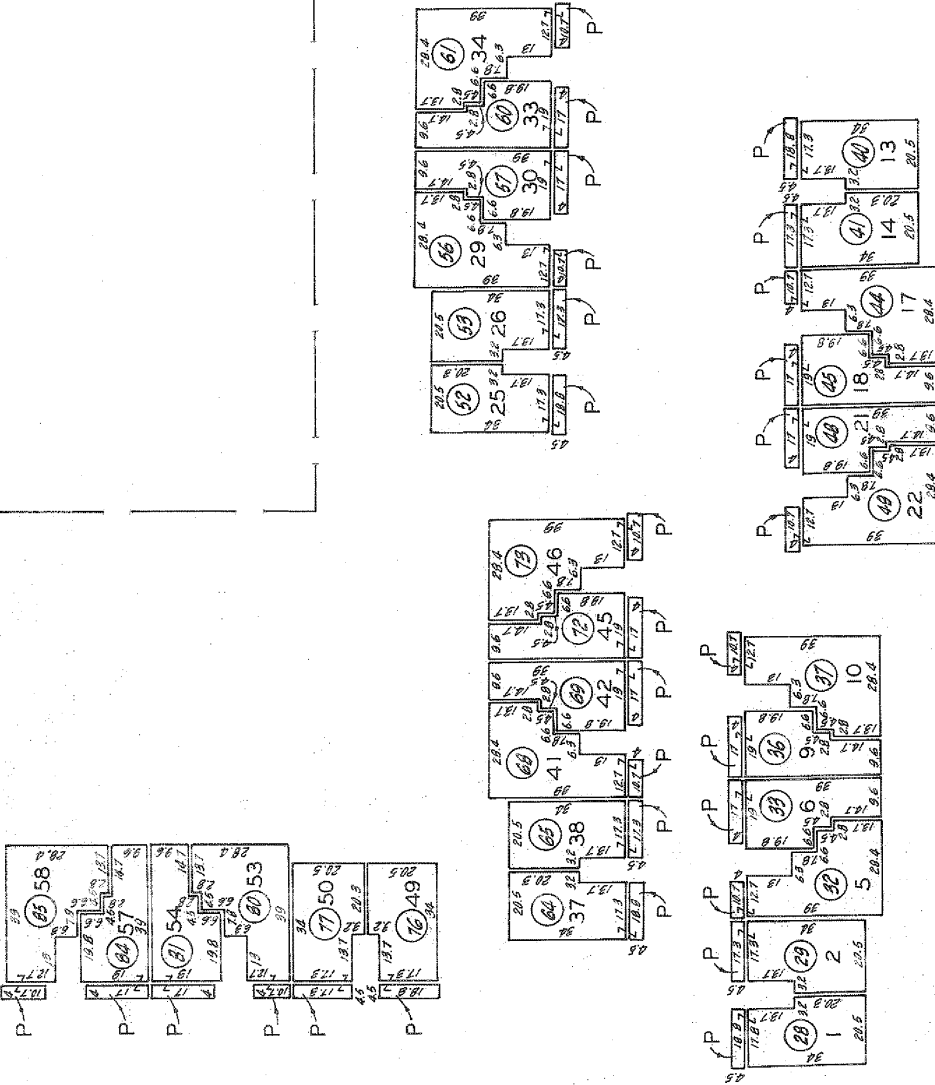
LEADWELL ST.

ST.

UNITS	U.E.	L.E.
1 & 2	773.53	765.45
5, 6, 9 & 10	777.36	769.28
13 & 14	773.73	765.65
17, 18, 21 & 22	777.56	769.48
25, 26, 49 & 50	770.90	762.82
29, 30, 33 & 34	774.28	766.20
37 & 38	771.34	763.26
41, 42, 45 & 46	775.17	767.09
53, 54, 57 & 58	774.73	766.65

AVE.

CORBIN



5.11.04 1041, Tr. No. 36972

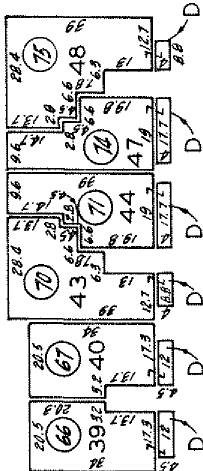
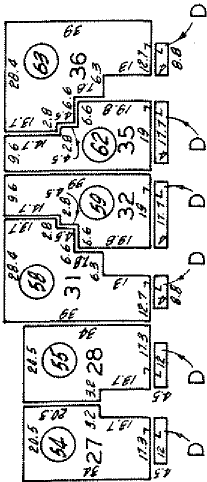
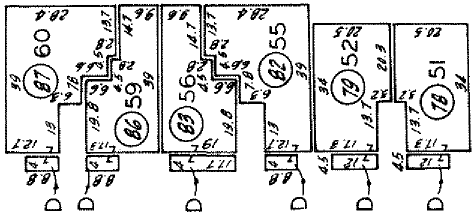
1ST FLOOR

SUBDIVISION OF AIRSPACE
CONDOMINIUM TRACT NO. 36972

For common area and note on dimensions see sheet 1.

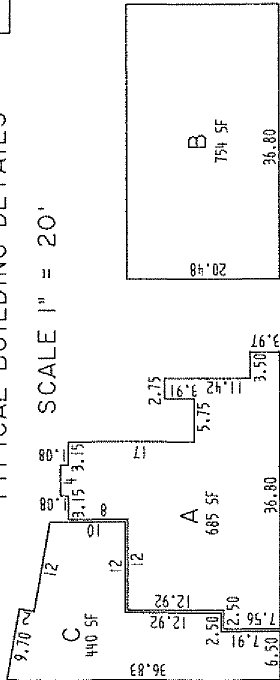


UNITS	U.E.	L.E.
3 & 4	782.78	774.70
7, 8, 11 & 12	786.78	778.70
15 & 16	782.98	774.90
19, 20, 23 & 24	786.98	778.90
27 & 28	779.70	771.62
31, 32, 35, 36,		
43, 44, 47, 48,	784.15	776.07
55, 56, 59 & 60		
39, 40, 51 & 52	780.15	772.07

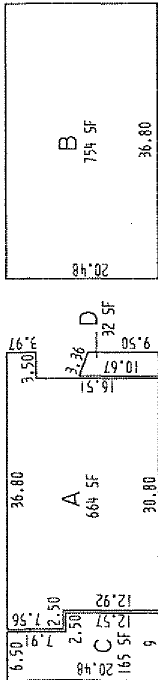


TYPICAL BUILDING DETAILS

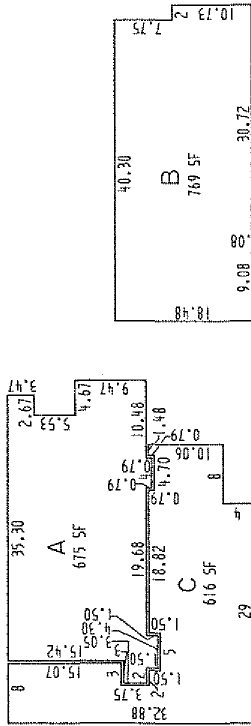
SCALE 1" = 20'



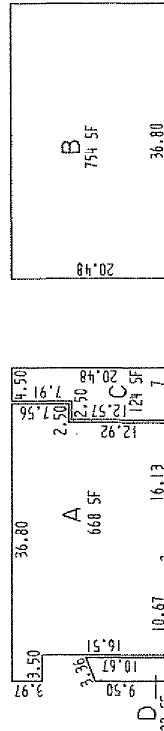
UNIT: 1



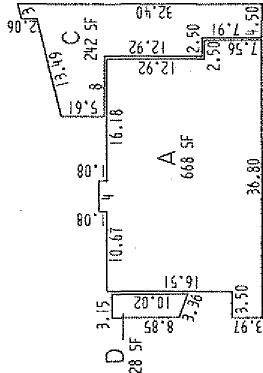
UNITS: 2,4
REV UNITS: 3,5



UNIT: 6



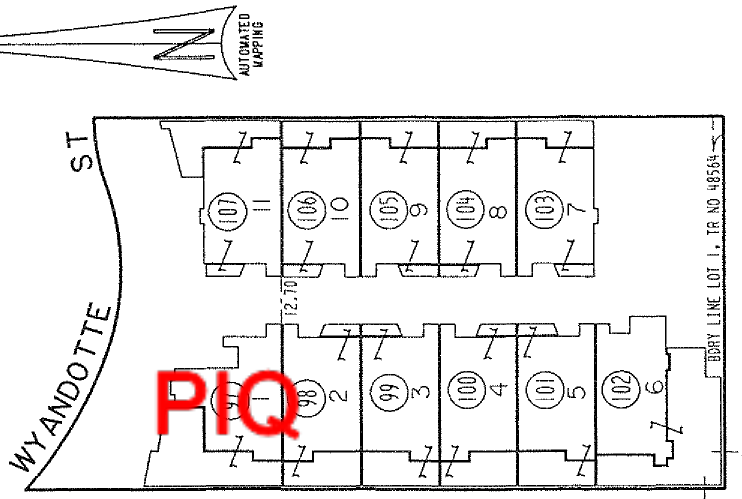
UNITS: 7,9
REV UNITS: 8,10



UNIT: 11

1ST LEVEL

2ND LEVEL



1ST LEVEL

SCALE 1" = 40"

SUBDIVISION OF AIRSPACE
CONDOMINIUM TRACT NO 48564
FOR COMMON AREA SEE SHEET 1.