



FIRST AMERICAN TITLE INSURANCE COMPANY

Order No: NCS-445899-OC1
Date: December 23, 2025 at 7:30
A.M.
Officer: Sarah Jenkins, Senior Title
Officer

PRELIMINARY TITLE REPORT

PREPARED FOR:

THE AGENCY RE | MAURICIO UMANSKY
REALTYLYNC INVESTMENT DIVISION

SCHEDULE A

1. Effective Date:	December 23, 2025 at 7:30 A.M.
2. Policy to be Issued:	ALTA Owner's Policy (2021)
3. Estate or Interest:	FEE SIMPLE
4. Vested Owner:	WILLIAM LYON AND WILLA DEAN LYON, TRUSTEES OF THE WILLIAM LYON FAMILY TRUST, U/D/T DATED JUNE 14, 1985

LEGAL DESCRIPTION

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

PARCEL 1 OF PARCEL MAP NO. 86-114, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 185, PAGES 22-24 OF PARCEL MAPS. TOGETHER WITH THOSE PORTIONS OF SECTIONS 34 AND 35, TOWNSHIP 6 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN.

APN: 788-011-04

SCHEDULE B - 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. General and Special Taxes for the fiscal year 2024-2025, including Mello-Roos Community Facilities District No. 88-1 (Coto de Caza).
2. Covenants, Conditions, and Restrictions (CC&Rs) recorded May 22, 1986 as Instrument No. 86-214550 of Official Records.
3. An Easement for Public Utilities granted to Southern California Edison Company recorded August 14, 1986 in Book 4220, Page 99.

4. The terms and provisions of Vesting Tentative Tract Map 17950 (VTTM 17950) approved by the County of Orange Board of Supervisors.

5. Development Agreement by and between the County of Orange and William Lyon Company recorded January 10, 2018.

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