OLD REPUBLIC TITLE COMPANY

500 Ygnacio Valley Road, Ste. 110
Walnut Creek, CA 94596
(925) 933-1031 Fax: (925) 934-9436

PRELIMINARY REPORT

Our Order Number 0130034369-KB

JIM JONES REALTY
727 Lafayette St
Martinez, CA 94553

Attention: JIM JONES

When Replying Please Contact:

Kristen Boyd
KristenB@ortc.com
(925) 933-1031

Property Address:

927 Vista Del Diablo, Martinez, CA 94553

In response to the above referenced application for a policy of title insurance, OLD REPUBLIC TITLE COMPANY, as issuing Agent of Old Republic National Title Insurance 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 below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations 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 Exhibit I attached. 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 Homeowner's Policy of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit I. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit I 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.

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.

Dated as of November 17, 2026, at 7:30 AM

OLD REPUBLIC TITLE COMPANY
For Exceptions Shown or Referred to, See Attached

The form of policy of title insurance contemplated by this report is:

ALTA Homeowner's Policy of Title Insurance - 2021; AND ALTA Loan Policy of Title Insurance - 2021. A specific request should be made if another form or additional coverage is desired.

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

Fee

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

Edward Alan Myrtle and Richard Andrew Myrtle, Successor Co-Trustees of the Edward A. and Christine Myrtle Living Trust dated March 6, 1992

The land referred to in this Report is situated in the County of Contra Costa, City of Martinez, State of California, and is described as follows:

Lot 12, Map of Subdivision 4905, filed June 9, 1977, Map Book 198, Page 1, Contra Costa County Records.

APN: 365-351-003-6

At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

1. Taxes and assessments, general and special, for the fiscal year 2026 - 2027, as follows:

Assessor's Parcel No	:	365-351-003-6	
Bill No.	:	2026-289024	
Code No.	:	05-013	
1st Installment	:	$3,687.59	Marked Paid
2nd Installment	:	$3,687.59	NOT Marked Paid
Land Value	:	$203,836.00	
Imp. Value	:	$346,313.00	
Exemption	:	($7,000.00)	Homeowner's

2. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq., of the Revenue and Taxation Code of the State of California.

3. The herein described property lying within the proposed boundaries of a Community Facilities District, as follows:

District No	:	2014-1
For	:	Clean Energy
Disclosed By	:	Assessment Map
Recorded	:	August 26, 2015 in Book 85 of Maps of Assessment and Community Facilities Districts, Page 16

Further information may be obtained by contacting:
Golden State Finance Authority
(855)740-8422

4. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as shown on the filed map.

For	:	Scenic and Open Space
Affects	:	Northerly 50 feet

5. Any rights, easements, interests or claims that may exist or arise by reason of, or reflected by, recitals shown or noted in the filed map(s) referenced in the legal description herein.

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	:	City of Martinez
For	:	Right of way
Recorded	:	April 17, 1986 in Book 12835 of Official Records, Page 430 under Recorder's Serial Number 86 56953
Affects	:	As described therein

7. Terms and conditions contained in the Edward A. and Christine Myrtle Living Trust dated March 6, 1992 as disclosed by Grant Deed.

Recorded December 2, 1996 in Official Records under Recorder's Serial Number 96 224183

The requirement that:

A Certification of Trust be furnished in accordance with Probate Code Section 18100.5; and

If the acting trustee is a successor trustee the additional requirement the Company is provided a complete copy of the trust, with all amendments and any intervening trustee is no longer acting in that capacity by providing copies of resignation letters, etc.

The Company reserves the right to make additional exceptions and/or requirements upon review of the above.

8. The requirement that this Company be provided with a suitable Owner's Declaration (form ORT 174). The Company reserves the right to make additional exceptions and/or requirements upon review of the Owner's Declaration.

9. The Homeowner's Policy applies only if each insured named in Schedule A is a Natural Person (as Natural Person is defined in said policy). If each insured to be named in Schedule A is not such a Natural Person, contact the Title Department immediately.

---------- **Informational Notes** ----------

A. We find no open Deeds of Trust. A written statement must be provided by the current owner(s) attesting to whether any outstanding Deeds of Trust exist.

B. A "Monument User Fee" is not applicable to recorded documents describing the Land.

C. The above numbered report (including any supplements or amendments thereto) is hereby modified and/or supplemented to reflect the following additional items relating to the issuance of an American Land Title Association loan form policy:

NONE

NOTE: Our investigation has been completed and there is located on said land a single family residence known as 927 Vista Del Diablo, Martinez, CA 94553.

The ALTA loan policy, when issued, will contain the CLTA 100 Endorsement and 116 series Endorsement.

Unless shown elsewhere in the body of this report, there appear of record no transfers or agreements to transfer the land described herein within the last three years prior to the date hereof, except as follows:

Affidavit-Death of Trustee executed by Richard Andrew Myrtle, for the benefit of Edward Adam Myrtle, decedent to Richard Andrew Myrtle, Successor Trustee of the Edward A. and Christine Myrtle Living Trust dated March 6, 1992 recorded January 2, 2025 in Official Records under Recorder's Serial Number 2025-0000261.

Affidavit-Change of Trustee executed by Edward Alan Myrtle and Richard Andrew Myrtle to Edward Alan Myrtle and Richard Andrew Myrtle, Successor Co-Trustees of the Edward A. and Christine Myrtle Living Trust dated March 6, 1992 recorded August 24, 2026 in Official Records under Recorder's Serial Number 2026-0089228.

NOTE:

The following statement is deemed attached as a coversheet to any declaration, governing document, or deed identified in the above exceptions:

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a "Restrictive Covenant Modification" form, together with a copy of the attached document with the unlawful provision redacted to the county recorder's office. The "Restrictive Covenant Modification" form can be obtained from the county recorder's office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

Information for processing a "Restrictive Covenant Modification" form:

1. Print a complete copy of the document in question. Strike out what you believe to be unlawful restrictive language in the document.
2. Print and complete the "Restrictive Covenant Modification" ("RCM") form. Note that the signature on the form must be acknowledged by a notary public or other qualified officer.
3. Submit the completed RCM form and the document with your strike-outs to the County Clerk-Recorder's Office for the county where the property is located. No fee is required for this service.
4. The County Clerk-Recorder's Office will forward the RCM form and the document with your strike-outs to the Office of the County Counsel, who will determine whether the document contains any unlawful restrictions.
5. The Office of the County Counsel will return the RCM form and the document with your strike-outs to the County Clerk-Recorder's Office along with its determination. If approved, a Deputy County Counsel will sign the RCM, and the County Clerk-Recorder's Office will record, image and index it. If the Office of the County Counsel determines that the document does not contain an unlawful restriction, the County Clerk-Recorder's Office will not record the RCM.
6. The approved RCM will be returned to the submitter by mail.

The "Restrictive Covenant Modification" form is linked below:

Restrictive Covenant Modification form

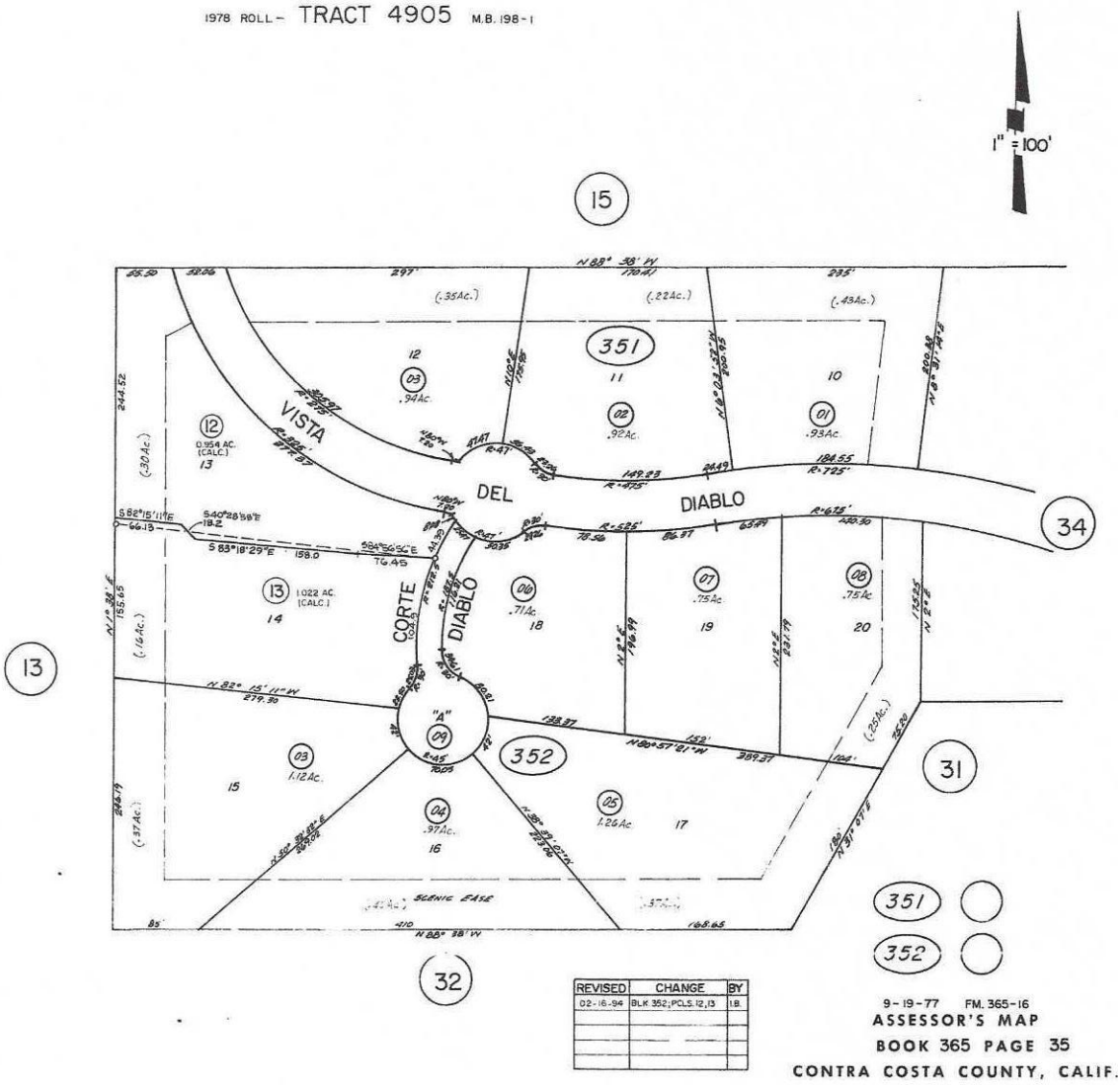
EXHIBIT A

The land referred to is situated in the County of Contra Costa, City of Martinez, State of California, and is described as follows:

Lot 12, Map of Subdivision 4905, filed June 9, 1977, Map Book 198, Page 1, Contra Costa County Records.

APN: 365-351-003-6

1978 ROLL - TRACT 4905 M.B. 198-1



REVISED	CHANGE	BY
02-16-94	BLK 352; PCLS. 12, 13	I.B.

9-19-77 FM. 365-16

ASSESSOR'S MAP

BOOK 365 PAGE 35

CONTRA COSTA COUNTY, CALIF.