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ISSUING OFFICE: 675 North First Street, Suite 400, San Jose, CA 95112

FOR SETTLEMENT INQUIRIES, CONTACT:
Chicago Title Company
16795 Lark Ave., Suite 100 • Los Gatos, CA 95032
(408)354-7670 • FAX (408)354-4319

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PRELIMINARY REPORT

Title Officer: Kevin Foley
Email: Kevin.Foley@titlegroup.fntg.com
Title No.: FWPS-3021241131-KF

Escrow Officer: Michelle Santiago
Email: michelle.santiago@ctt.com
Escrow No.: FWPS-3021241131 -MS

TO: ARON Homes, LLC, a California limited liability company
1458 Lexington Street
Santa Clara, CA 95050
Attn:

PROPERTY ADDRESS(ES): 1458 Lexington Street, Santa Clara, CA

EFFECTIVE DATE: December 2, 2024 at 07:30 AM

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 FEE

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

   Aron Homes LLC, a California Limited Liability Company

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): 269-26-045

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

LOT 3 AS SHOWN ON THE MAP ENTITLED, "SPEAR ESTATE SUBDIVISION OF BLOCK 3 SOUTH RANGE FIVE WEST IN THE TOWN OF SANTA CLARA, STATE OF CALIFORNIA", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON APRIL 26, 1898 IN BOOK F1 OF MAPS, AT PAGE 19.

This map/plat 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.

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

BOOK	PAGE
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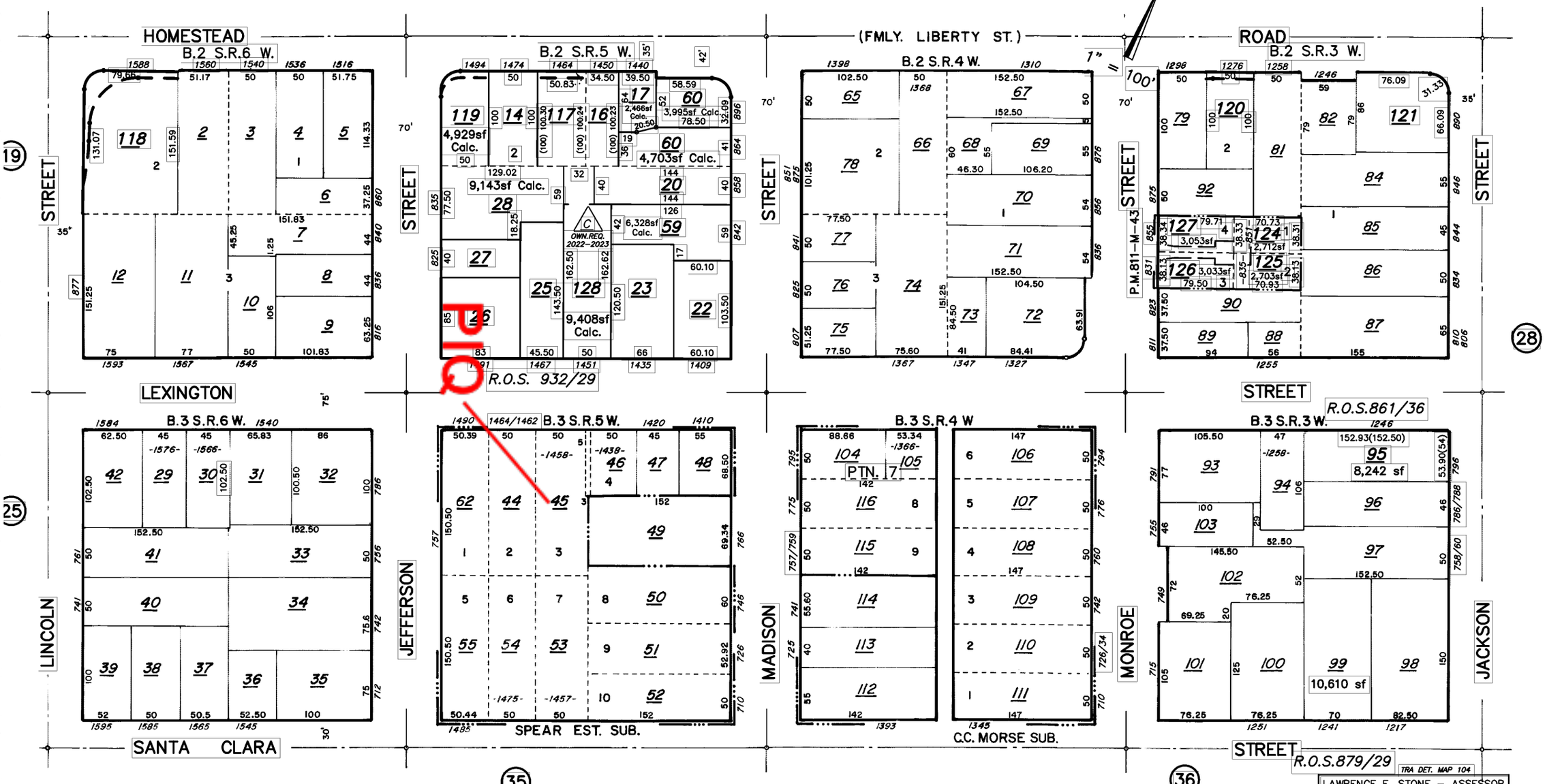
MAP OF TOWN & SUBLOTS OF SANTA CLARA

BK. B OF MAPS PG. 103



LAWRENCE E. STONE – ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2022–2023

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