

Preliminary Report Top Sheet

PLEASE HELP US STAY ON TOP OF YOUR TRANSACTION

If any of these questions are answered “Yes”, or if you have questions about the below, please contact your Escrow Officer

- Have any of the parties recently filed bankruptcy?
- Do any of the parties plan to use a Power of Attorney?
- Are any of the parties going through a divorce? If so, is there an attorney involved?
- Is anyone currently vested in title deceased?
- Do any of the parties NOT have a valid photo ID?
- Is there construction work in progress or incomplete construction?
- Is there a mobile or manufactured home on the property?
- Are the sellers a non-resident alien or a foreign out of country seller?
- Is the property an investment property or not considered seller's principal residence?
- Will a new entity be formed, i.e. Partnership, LLC, Corporation?
- If parties are currently vested or acquiring title in their trust, have bank accounts been established in the name of the Trust?
- Will any of the parties be participating in a 1031 Exchange?
- Are any of the parties unable to sign in our office?

**Thank you for choosing
Amador County's oldest title company
Western Land Title Company, Inc.
Issuing Agent for WESTCOR Land Title Insurance Company**

Order No. 42494-ER

Western Land Title Company, Inc.

Issuing Agent for WESTCOR Land Title Insurance Company
34A Summit Street
Jackson, CA 95642
Ph. 209-223-0482 Fax 209-223-0532
California Department of Insurance License No. 222

Date: June 14, 2022

Our Order No.: 42494-ER

Reference: Unauk Corp. / Dhaliwai

Issued for the use of:

Davenport Properties
Attn: Kellee

When Replying Please Contact:

| | | |
|----------------|------------------|---|
| Escrow Officer | : Evelyn Ryan | Email: evryan@westernlandtitle.com |
| Title Officer | : Stacy Toma | |
| Title Examiner | : Alisha Olsvold | Email: titleonly@westernlandtitle.com |

PRELIMINARY REPORT

In response to the above referenced application for a Policy of Title Insurance, **WESTERN LAND TITLE COMPANY, INC.**, 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 A 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 A. 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 A 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 conditions 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.

By: stoma
Title Officer

Order No. 42494-ER

Proposed Buyer/Borrower: Chamkaur Dhaliwai

Proposed Insured: Chamkaur Dhaliwai

Proposed Loan Amount: N/A

Property Address: 1160 Broadway, Jackson, CA 95642

Effective Date: June 2, 2022 @7:30 a.m.

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

CLTA STANDARD COVERAGE (1990), OWNER'S POLICY

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

A FEE

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

UNAUK CORP., A CORPORATION

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

FOR DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO

EXHIBIT "A"

The land referred to herein below is situated in the County of Amador, State of California, and is described as follows:

A parcel of land situated in the County of Amador, State of California, being a portion of the Southwest ¼ of the Southwest ¼ of Section 27, Township 6 North, Range 11 East, Mount Diablo Meridian, being more particularly described as follows:

Beginning at a 1 ¼ inch drill steel marking the Northwest corner of the hereinabove referred to Southwest ¼ of the Southwest ¼ of said Section 27 as shown upon that certain official map entitled "RECORD OF SURVEY PROPERTY OF ANTHONY SUTTON", recorded in the office of the Recorder of Amador County in Book 10 of Maps and Plats at Page 6; thence, from said point of beginning, along the North line of said Southwest 1/4 of the Southwest 1/4, North 89° 35' East 169.60 feet to the centerline of Broadway Street, also known as Old Highway No. 49; thence, along the centerline of Broadway Street as shown upon the hereinabove referred to Official map, South 24° 42' 40" East 252.99 feet; thence South 18° 55' 10" East 123.59 feet; thence South 10° 31' 10" East 136.14 feet; thence South 07° 25' 50" East 373.46 feet; thence South 01° 42' 50" East 131.67 feet, more or less, to the Northerly right-of-way line of California State Highway No. 49; thence, leaving the centerline of said Broadway Street, and proceeding along the Northerly right-of-way line of said Highway No. 49, North 74° 05' 10" West 26.77 feet; thence, continuing along the Northerly line of said Highway No. 49, North 48° 18' 30" West 490 feet, more or less, to its intersection with the West line of the hereinabove referred to Southwest 1/4 of the Southwest 1/4 of Section 27; thence, leaving said Northerly line of said Highway No. 49, along said West line of said Southwest 1/4 of the Southwest 1/4, North 00° 07' West 650 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM the following:

All gold, silver, lead, copper, petroleum, and all other precious minerals, together with the right to go upon the said premises and the whole thereof, for the purposes of mining and operating all present or future mines upon said premises, and to extract the gold or other mineral bearing rock and earth or petroleum or its products from any and all parts of said described property, and for the purpose of laying pipe lines, building canals, water ways, dams, reservoirs, railroads, tramways, and other improvements, sinking, mining shafts and doing any and all other work that may be necessary in and about the mining of said premises for such minerals and extraction, removal, and reduction of the same.

SAVING AND EXCEPTING ALSO all buildings, pipelines, canals, dams, reservoirs, railroads, tramways, shafts, and other improvements of every kind or character which, by Horace G. Perry or the Moore Mining Company, have been constructed upon the premises subsequent to the 1st day of April, 1921.

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AND SAVING AND EXCEPTING AND RESERVING the right to keep and maintain such buildings, pipelines, canals, dams, reservoirs, railroads, tramways, shafts and other improvements upon said premises and to continue in the use and occupation of the same; as contained in the Deed from the Central Land Company, a corporation to J.A. Laughton dated February 7, 1930, recorded February 25, 1930 in Book 48 of Deeds at Page 275.

ALSO EXCEPTING therefrom, all that portion thereof conveyed to the State of California by the following:

- (a) Deed recorded August 30, 1945 in Book 23 of Official Records at Page 89.
- (b) Deed recorded November 5, 1951 in Book 47 of Official Records at Page 10.

APN: 020-420-001-000

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

1. 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.
2. Taxes, assessments or charges
Levied by : City of Jackson
For : Sewer and water services
3. Various matters as shown on the Survey of the Moore Mine, made by Walter H. Ralph, and filed in Book 4 of Maps and Plats, at Page 47.
4. Any facts, rights, interests or claims which a correct survey would show.
5. Waiver of any claims for damages by reason of the location, construction, landscaping or maintenance of said highway, as provided in the Deed;

From : Dudley Laughton, a single man; Hayden Laughton and Berniece Laughton, husband and wife
To : The State of California
Recorded : August 30, 1945 in Book 23, Page 89
Amador County Official Records
6. Waiver of any claims for damages by reason of the location, construction, landscaping or maintenance of said highway, as provided in the Deed;

From : Hayden Laughton and Bernice Laughton, his wife and Dudley Laughton, a single man
To : The State of California
Recorded : November 5, 1951 in Book 47, Page 10
Amador County Official Records
7. Rights of the public and the County of Amador over that portion of premises lying within the lines of Highway 49 and Broadway as the same now exists.
8. Public Utility Easement running along Broadway as evidenced by physical inspection.
9. NOTE: The requirement that satisfactory evidence be furnished to this Company evidencing the due formation and continued existence of Unauk Corp. as a legal entity under the laws of California.
10. The requirement that a certified copy of a resolution of the board of directors be furnished to this company authorizing or ratifying the proposed conveyance or encumbrance of Unauk Corp.
11. We find no open Deeds of Trust of record. Please verify by inquiry of Escrow Personnel and/or Agents whether or not we have overlooked something and advise the Title Dept. accordingly prior to closing.
12. The requirement that this Company be provided with a suitable Owner's Affidavit. The Company reserves the right to make additional exceptions and/or requirements upon review of the Owner's Affidavit.

INFORMATIONAL NOTES

The information herein set forth is supplemental to the Preliminary Report.

- A) According to the public records, there have been no Deed(s) conveying the property in this Report within twenty-four (24) months prior to the date of this Report, except as for:

NONE

- B) Property Address: 1160 Broadway, Jackson, CA 95642

- C) This property appears to be in the City of Jackson

- D) Taxes and assessments, general and special, for the fiscal year 2021-22, are PAID as follows:

| | | |
|-----------------------|---|-----------------|
| Assessor's Parcel No. | : | 020-420-001-000 |
| Code Area | : | 002-033 |
| 1 st Inst. | : | \$494.58 |
| 2 nd Inst. | : | \$494.58 |
| Land | : | \$97,598.00 |
| Improvement Value | : | \$0 |
| P.P Value | : | \$0 |
| Exemption | : | \$0 |

The installments shown above include the following charges per installment:

- | | | |
|--------------------|---|----------|
| a) County General | : | \$487.99 |
| b) ACUSD 2002 Bond | : | \$6.59 |

- E) The map attached, if any, may or may not be a survey of the land depicted hereon. This company expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

F) NOTE: RECORDING TIMES FOR AMADOR COUNTY ARE AS FOLLOWS:

9:00 A.M. AND 2:00 P.M.

****RECORDING TIMES MAY DIFFER WITH COVID CLOSURES TO THE COUNTY OFFICES ****

CUT OFF TIME TO RELEASE YOUR RECORDING IS 3:00 P.M. THE DAY PRIOR TO ANTICIPATED RECORDING.

SAME DAY RECORDINGS ARE ALLOWED ONLY UNDER CERTAIN CIRCUMSTANCES.

PLEASE ADVISE US IN ADVANCE OF YOUR PROPOSED RECORDINGS SO THAT WE MAY BEST ACCOMMODATE YOUR NEEDS.

NOTE: PLEASE BE ADVISED THAT OUR COUNTY RECORDER **WILL NOT** ACCEPT FAXED COPIES OF DOCUMENTS FOR RECORDING. ALL DOCUMENTS THAT ARE SENT TO US TO RECORD MUST BE ORIGINAL COPIES.

BUYER'S NOTE:

If an ALTA Residential Owner's Policy is requested and if the property described herein is determined to be eligible for this policy, the following Exceptions From Coverage will appear in the policy:

1. Taxes or assessments which are not shown as liens by the public records or by the records of any taxing authority.
2. (a) Water rights, claims or title to water; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) unpatented mining claims; whether or not the matters exception under (a), (b) or (c) are shown by the public records.
3. Any rights, interest or claims of parties in possession of the land which are not shown by the public records.
4. Any easements or liens not shown by the public records. This exception does not limit the lien coverage in Item 8 of the Covered Title Risks.
5. Any facts about the land which a correct survey would disclose and which are not shown by the public records. This exception does not limit the forced removal coverage in Item 12 of the Covered Title Risks.

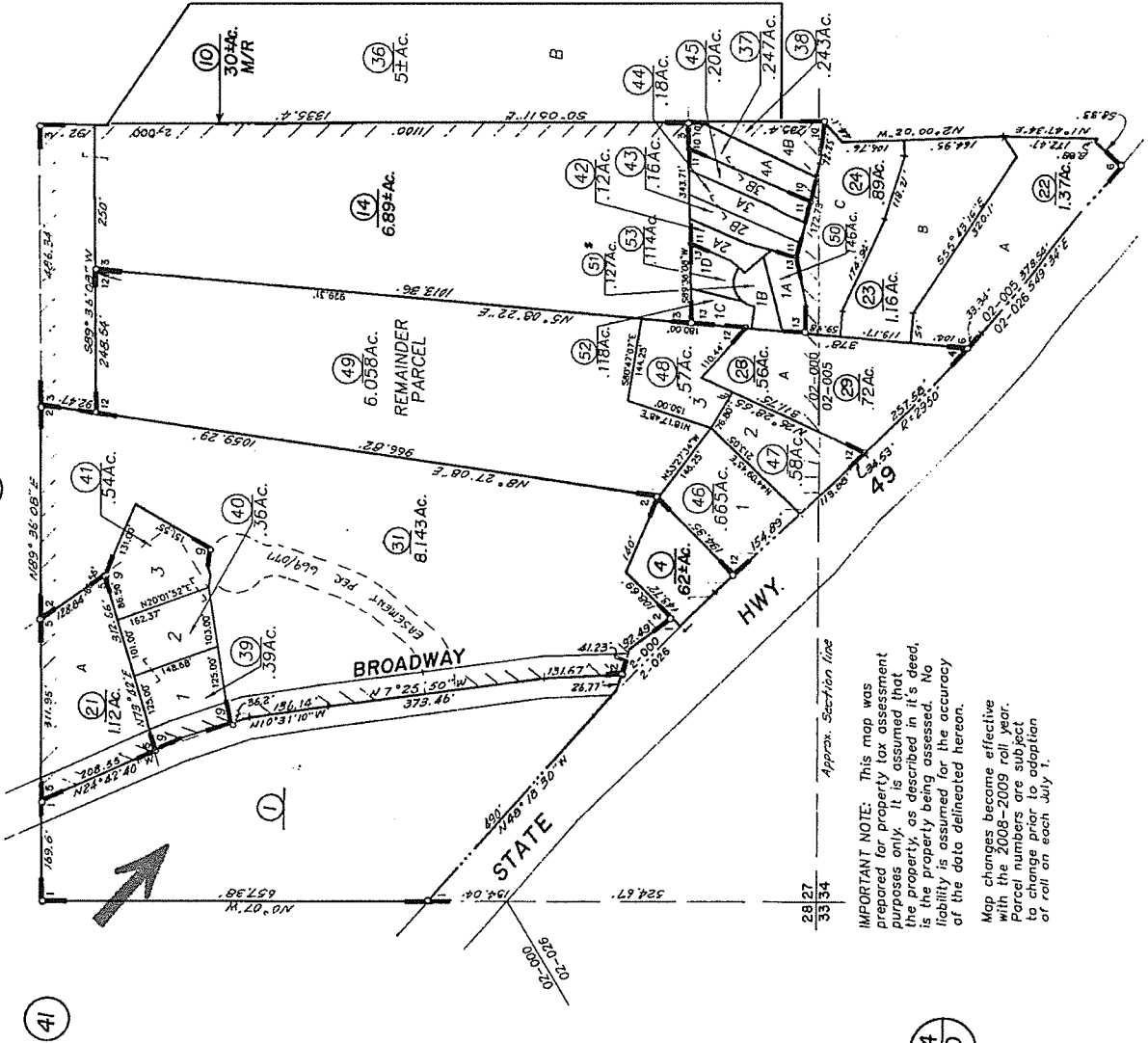
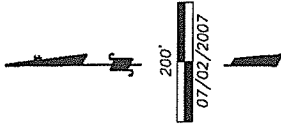
This Report is subject to a minimum cancellation charge of \$500.00, as required by Section 12404 of Insurance Code and Rule 2 of Department of Insurance Bulletin No. NS-35E.

CALIFORNIA "GOOD FUNDS" LAW

Effective **January 1, 1990**, California Insurance Code Section 12413.1, (Chapter 598, Statutes of 1989), prohibits a Title Insurance Company, controlled Escrow Company, or Underwritten Title Company from disbursing funds, from an Escrow or Sub-escrow account, (**EXCEPT** for funds deposited by **WIRE TRANSFER, ELECTRONIC PAYMENT** or **CASH**) until the day these funds are made available to the depositor pursuant to Part 229 of Title 12 of the Code of Federal Regulations (Reg. CC). Items such as **CASHIER'S CERTIFIED** or **TELLER'S CHECKS** may be available for disbursement on the business day following the business day of deposit; however, other forms of deposit may cause extended delays in closing the escrow or sub-escrow.

POR. SW 1/4 SEC. 27, POR. NW 1/4 SEC. 34, T. 6N, R. 11E., M.D.B.&M.

20 - 42

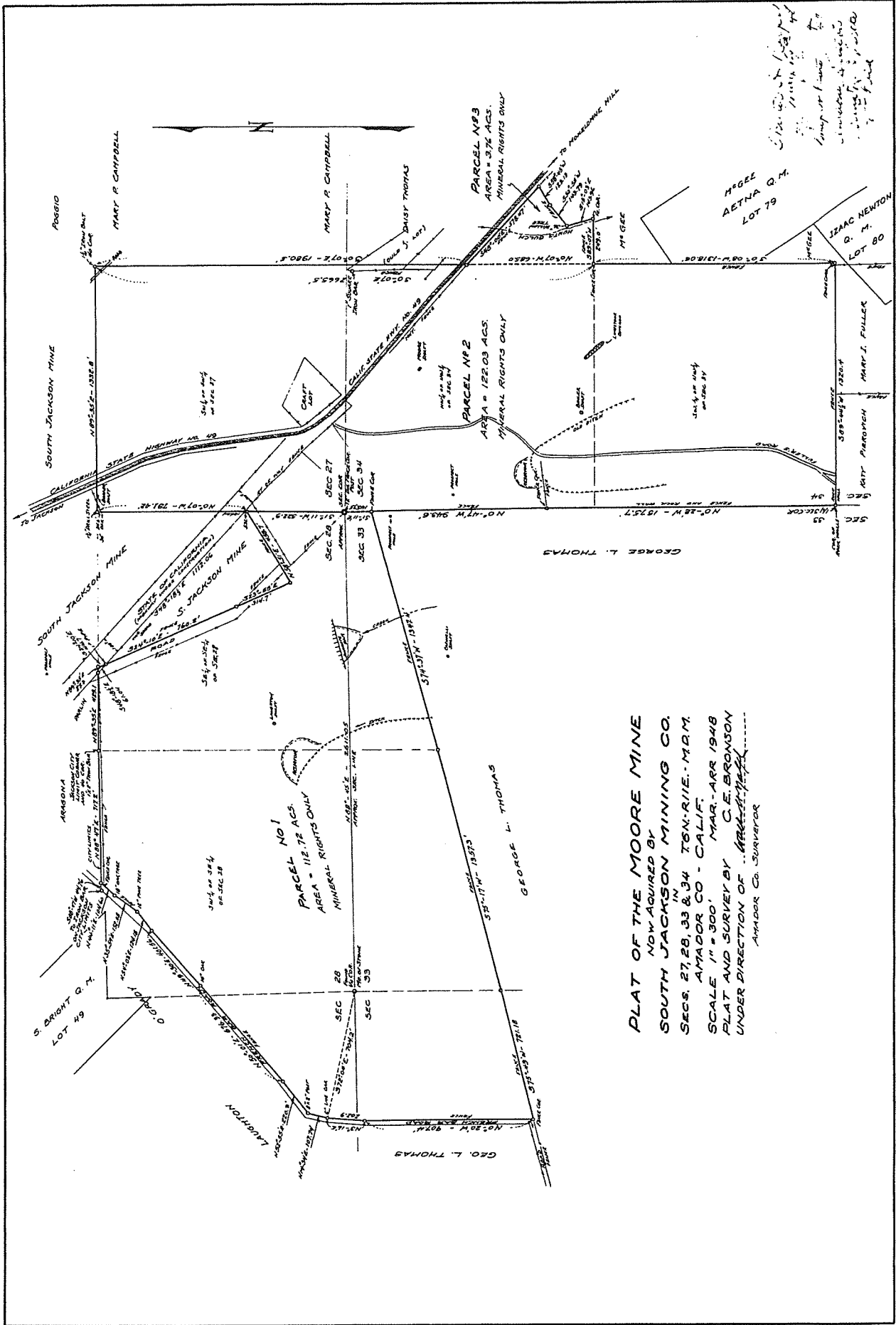


- 1 - R.M. Bk. 47
- 2 - R.M. Bk. 6
- 3 - R.M. Bk. 12, Pg. 92
- 4 - R.M. Bk. 27, Pg. 96
- 5 - P.M. Bk. 30, Pg. 25
- 6 - P.M. Bk. 33, Pg. 30
- 7 - R.M. Bk. 34, Pg. 14
- 8 - R.M. Bk. 46, Pg. 23 (2/11/92)
- 9 - P.M. Bk. 56, Pg. 27 (12/30/2003)
- 10 - P.M. Bk. 58, Pg. 83 (5/10/2006)
- 11 - P.M. Bk. 58, Pg. 87 (5/26/2006)
- 12 - P.M. Bk. 58, Pg. 57 (2/01/2006)
- 13 - P.M. Bk. 58, Pg. 92 (6/07/2006)
- 14 - P.M. Bk. 59, Pg. 39 (1/02/2007)

Assessor's Map Bk. 20 , Pg. 42
County of Amador, Calif.

IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the property is described in it is used, liability is assumed for the accuracy of the data delineated hereon.

Map changes become effective with the 2008-2009 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.



PLAT OF THE MOORE MINE
 NOW ACQUIRED BY
SOUTH JACKSON MINING CO.
 SECS. 27, 28, 33 & 34 T6N-R1E-M2M.
 AMADOR CO. - CALIF.
 SCALE 1" = 900'
 MAR.-APR 1948
 PLAT AND SURVEY BY **C.E. BRONSON**
 UNDER DIRECTION OF **ARTHUR J. FULLER**
 AMADOR CO. SURVEYOR

Handwritten notes:
 This plat is for the
 Moore Mine
 and is subject to
 the provisions of
 the Act of March 1, 1909
 relating to
 mining claims.