Company:	Fidelity National Title San Diego	C Owner: U Address: S City:	Harold J. Gildea, Trustee Girard Avenue La Jolla
Order:	9922400349	T County:	San Diego County
Title Officer:	Marlo Macias	O APN:	350-331-07-00
Email:	sdunit4@fnf.com	M Lot + Tract:	Lot 13 in block 29 of La Jolla
Phone:	619-725-2113		Park
Date:	01-19-24 10:16 AM	E Additional Inf	fo: Parking lot.
Submitted By:	Marlo Macias	R	Tami would like to be there
			619-980-8264

INSPECTION REPORT

Note: This inspection report is not a survey, it is for title purposes only. Title Inspections.com does not assume any liability for losses or damage for any reason which may be sustained from inspection report. See full disclaimer at the end of report.

Inspection Type:		Response Time:
ALTA		Rush (2 days)
Street Address: No address posted La Jolla		Ongoing Improvements: Yes □ No ■ Recently Completed
Property Type: parking lot		Notes: See next page for details
Occupants: Not occupied		
Laundry-Room Leas	e: No	
Inspection Fee:	\$155	
Inspected By:	Greg Fisher	Title Inspections Com
Inspection Date:	01-28-24	Title Inspections.Com More than you expected.

Notes:

This inspection report is not a survey nor intended to be used as one. It is for Title purposes only.

Appointment Made/Meet with Agent (Fee applied)

No visible work in progress at the time of the inspection.

Aerial image is not up to date and is to be used for general lay out purposes only. Survey Recommended.

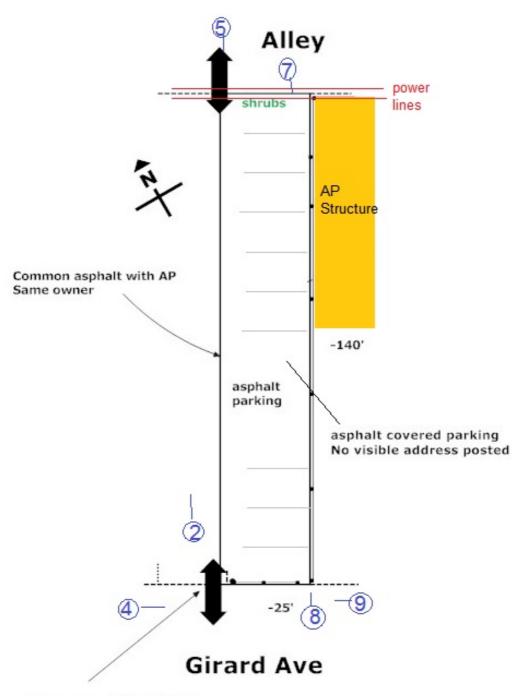
Due to terrain, difficult to acquire accurate measurements. Survey Recommended.

Temp chain link fence on PIQ, due AP blocking off parking on AP and PIQ.

2 foot of common I & E with AP.

PIQ - asphalt parking.

Are of concern: Note: A licensed surveyor is required for the purpose of determining where the location of a property line is on the ground by a field inspection. Survey Recommended. Determination of Map Lines: Survey Stakes Yes No Consite Measurements Yes No Aerial Measurements Yes No Improvements along Map Lines: Yes No Elock wall and/or fences Yes No Trees, bushes, and/or landscape Yes No Gates, doors, and/or stainwells Yes No Walkways Yes No Ingress and/or lascape Common walkway and/or 1 & E Yes No Ingress and/or egress driveways Auto parking Yes No Ingress and/or substations Yes No Ingress and/or range: Yes No Ingress and/or substations Yes	General Topography Access to paved or dirt road	Level ■ Sloped □ Tiered □ Rolling □ Yes ■ No □
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Communication cell tower Yes No Solar panels Yes No Use of adjoining property:	•	
Solar panels Yes 🗌 No 📕		
Pesidential Commercial	Use of adjoining property:	
	Residential, Commercial	



2' common I & E with AP



Symbol Legend:

+ Survey Marker	Car ports, Balconys, Overhangs
Power Lines	Ingress + Egress, Walkways
Power Pole	Block Wall
🔀 High Voltage Transformer	Wood Fence
	Chainlink Fence
S Manholes / Vaults	ML Map Lines

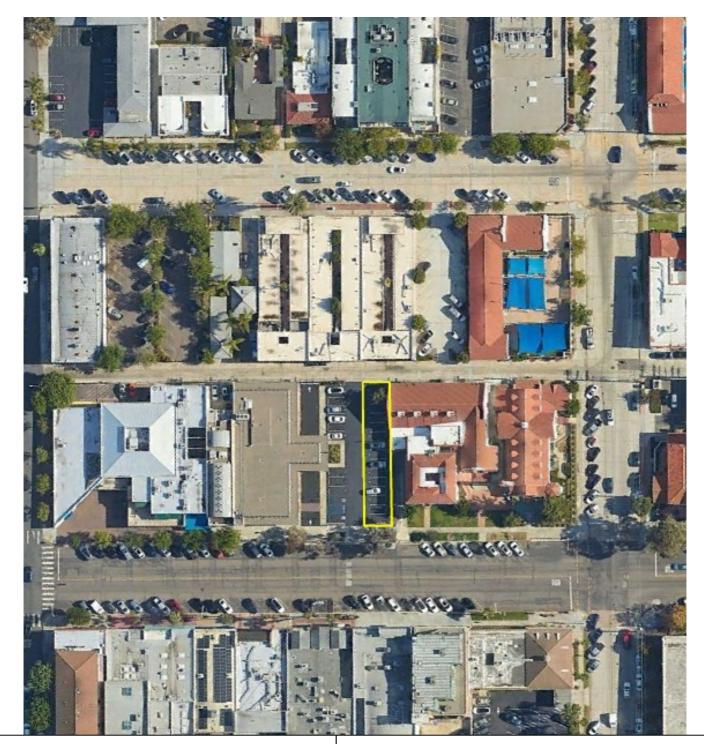
Inspection Disclosure

This inspection report is not a survey, it is for title purposes only. TitleInspections.com assumes no liability for losses or damages which may arise from this inspection. All items included are from a physical inspection and do not include zoning violations, C.C.R. violations, underground easements and utilities not visible to the naked eye, A.L.T.A. survey should be ordered for problems such as easements, encroachments, property line disputes and ingress and egress.

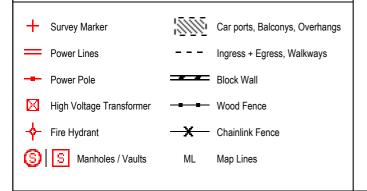
Sketch intended as a Visual aide for approximate location of Structures. This sketch is not intended as a property survey.

SIGNED Greg Fisher

DATE 01/28/2024



Symbol Legend:



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Sketch intended as a Visual aide for approximate location of Structures. This sketch is not intended as a property survey.

SIGNED Greg Fisher

DATE 01/28/2024

Photos







Photo #2



Photo #3

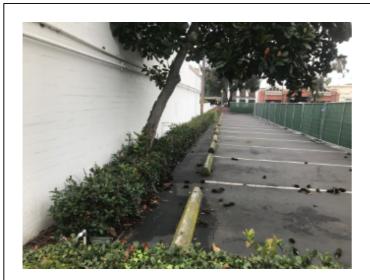




Photo #5



Photo #6



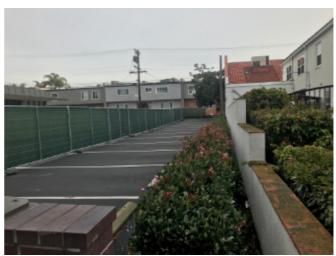


Photo #7

Photo #8



Photo #9

INSPECTION REPORT DISCLAIMER

Limitations Note: This inspection report is not a survey; its for title purposes only. It does not confirm (1) property lines, (2) the relationship of physical features, such as buildings, fences, trees or other development relative to the location of property lines, nor (3) encroachments. This report provides a visual inspection of a property as shown on the Assessor's Parcel Map that has been provided by the Title Company for whom the Report is produced. All identifying features of the property are in relation to the map lines provided by the Title Company. The accuracy of the map, as to true and legal property lines, is not verified by Title Inspections.com.

A licensed surveyor is required for the purpose of determining where the location of a property line is on the ground by field inspection. The same applies for determining where existing features are located, measured and described relative to the location of a property line. In addition, "encroachment" may only be determined by review of all evidence related to the establishment, reestablishment, or retracement of a property line to existing physical features and title rights, which can only be performed by legally authorized persons, not by Title Inspections.com.

Title Inspections.com does not assume any liability for losses or damage, for any reason, which may be sustained from this limited inspection report.

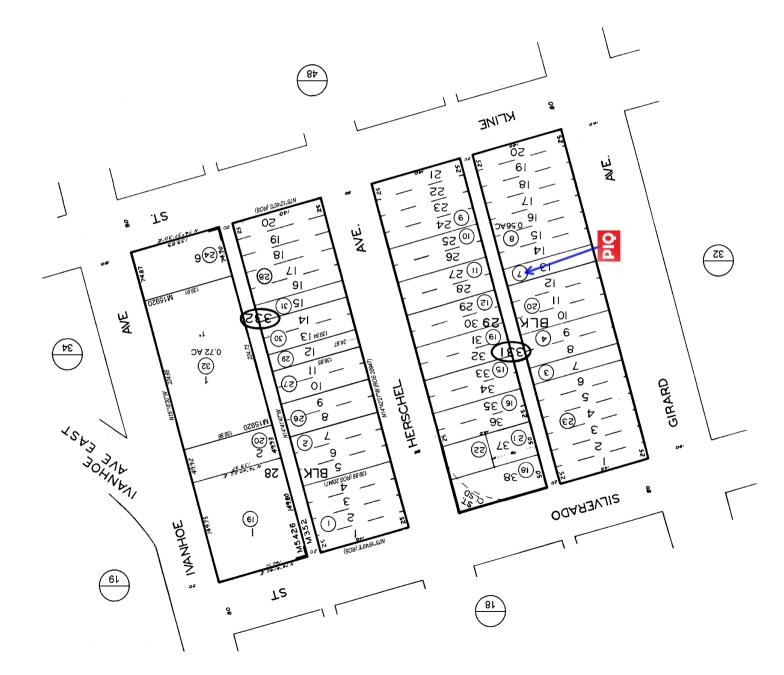


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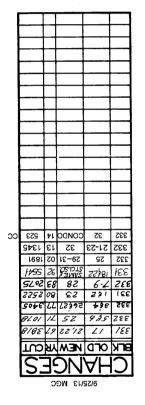
BOOK 320 bG 33 F22E22OK/2 WAD 27N DIEGO CONNL/ 81.83-11

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

ROS 20947 MAP 352-LA JOLLA PARK MAP 5426 - COPLEY SUB **30HNAVI NO 30ATIA3H - 02681 9AM**



(SEE SHT 2) DOC2013-0368515 HERITAGE ON IVANHOE 1* CONDO



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350-33 350-33