

First American Title Company, Saratoga
PR. 06243Ofc.4307(489) (SC/Yr)

CHECK NO. 489170547

DATE: 1/31/2022

FILE NO.4307-6763224

SETTLEMENT DATE:1/31/2022

CHECK AMOUNT: \$19,750.00

BUYER: Technology and Division LLC

Property Address: Vacant Land, Palmdale, CA 93550

SELLER: Division Street and Avenue P8, LLC

Funds Due

Charge Details:

Third Party Disbursement:

19750.00

Re:

Thank you for doing business with First American Title Company



First American Title Company
12880 Saratoga-Sunnyvale Road
Saratoga, CA 95070
(408)867-9915

PR. 06243
Ofc. 4307(489)

First American Trust, FSB -
5 First American Way
Santa Ana CA 92707

489170547
90-41251222

FILE NO. 4307-6763224

Re:

Date 1/31/2022

PAY

Nineteen thousand, seven hundred fifty and 00/100

DOLLARS\$*****19,750.00

Escrow Trust Account
Void after 150 days

TO THE
ORDER
OF

Keystone Firm
18017 Sky Park Circle
Irvine, CA 92614-6519

Matthew Nguyen

ORIGINAL DOCUMENT IS PRINTED ON CHEMICAL REACTIVE PAPER & HAS A MICROPRINTED BORDER

THE FACE OF THIS DOCUMENT INCLUDES A HIDDEN WORD - DO NOT CASH IF THE WORD VOID IS VISIBLE

⑈489170547⑈ ⑆12224125⑆ 3004890000⑈



First American Title

First American Title Company
12880 Saratoga-Sunnyvale Road
Saratoga, CA 95070
(408)867-9915
Fax - (866)404-5899

Keystone Firm
18017 Sky Park Circle
Irvine, CA 92614-6519

Attn: Commission Desk

Property: Vacant Land Palmdale, CA 93550

Buyer: Technology and Division LLC

Seller: Division Street and Avenue P8, LLC

January 31, 2022
File No.: 4307-6763224 (SC)

The above referenced transaction was recorded on **January 31, 2022**. Enclosed please find the following for your records:

- Check(s) representing commission, if applicable
- Final Settlement Statement
- Copies of signed documents, if required

Should you have any questions or need further assistance, please contact the undersigned. ***If checks are included in this package, please negotiate as soon as possible.***

Sincerely,

Sue Chen
Escrow Officer
suechen@firstam.com

SC/yt



First American Title

First American Title Company
12880 Saratoga-Sunnyvale Road
Saratoga, CA 95070
(408)867-9915
Fax: (866)404-5899

To: **First American Title Company ("Settlement Agent")**
Sue Chen, Escrow Officer

File No.: **4307-6763224 (SC)**
Date: **January 31, 2022**

Re: **Vacant Land, Palmdale, CA 93550 ("Property")**

"Buyer": **Technology and Division LLC**

"Seller": **Division Street and Avenue P8, LLC**

SETTLEMENT AGENT'S STATEMENT OF RECEIPT OF SELLER'S CERTIFICATE OF NON-FOREIGN STATUS

I, Sue Chen, hereby certify to Technology and Division LLC (buyer) that:

- a. I am the Settlement Agent in the above referenced transaction ("Transaction");
- b. I am an employee of First American Title Company which is a "Qualified Substitute" under Internal Revenue Code (IRC) Section 1445(f)(6); and
- c. Pursuant to IRC Section 1445(b)(9), that each of the following seller or sellers, who are all of the sellers in the Transaction, has provided to me a completed copy of the Seller's Certificate of Non-Foreign Status pursuant to IRC Section 1445(b)(2): Division Street and Avenue P8, LLC (Sellers)

Executed under penalty of perjury at Saratoga, CA on this Thirty-first day of January, 2022.

(Settlement Agent's Signature)

Note:

Section 1445 of the Internal Revenue Code (IRC) provides that a transferee (buyer) of a U.S. real property interest must withhold tax if the transferor (seller) is a foreign person. Pursuant to IRC Section 1445(b)(2) no withholding is required if the transferor (seller) furnishes to the transferee (buyer) a non-foreign affidavit stating, under penalty of perjury, the transferor's United States taxpayer identification number and that the transferor is not a foreign person.

Section 1445(b)(9) was added to the Internal Revenue Code (IRC) on July 30, 2008 in order to provide an alternative procedure for furnishing Non-Foreign Affidavits. The alternative procedure allows a seller to furnish the Non-Foreign Affidavit to a "qualified substitute" instead of the buyer so long as the qualified substitute furnishes a statement to the buyer stating, under penalty of perjury, that the qualified substitute is in possession of the Non-Foreign Affidavit. A qualified substitute is defined as the person (including any attorney or title company) responsible for closing the transaction, other than the seller's agent, and the buyer's agent. (See IRC § 1445(f)(6)).

American Land Title Association

ALTA Settlement Statement – Buyer
Adopted 05-01-2015

File No.: 4307-6763224

Printed: 01/28/2022, 9:06 AM

Officer/Escrow Officer: Sue Chen/SC

Settlement Location:

12880 Saratoga-Sunnyvale Road, Saratoga,
CA 95070

First American Title Company

12880 Saratoga-Sunnyvale Road • Saratoga, CA 95070

Phone: (408)867-9915 Fax: (866)404-5899

Estimated Settlement Statement



Property Address: Vacant Land, Palmdale, CA 93550

Buyer: Technology and Division LLC

Seller: Division Street and Avenue P8, LLC

Lender:

Settlement Date: 01/31/2022

Disbursement Date:

Financial	Description	Buyer	
		Debit	Credit
Sale Price		395,000.00	
Deposit: Receipt No. 489140388 on 01/19/2022 by Jaspreet Ahuja			11,850.00
Deposit: Receipt No. 489140475 on 01/28/2022 by JASPREET S. AHUJA FBO Technology and Division LLC, a California lim			186,787.50
Prorations/Adjustments			
County Taxes 01/31/22 to 07/01/22 @\$851.30/semi		714.15	
County Taxes 01/31/22 to 07/01/22 @\$1,101.32/semi		923.89	
Title Charges & Escrow / Settlement Charges			
Escrow Fee to First American Title Company		600.00	
Government Recording and Transfer Charges			
Record Deed		37.00	
Subtotals			
Due From Buyer		397,275.04	198,637.50
Totals		397,275.04	198,637.54
			397,275.04

Escrow related fees including separate fees for overnight mail- courier or notary services that are not included as part of First American's filed escrow fee may include a markup over the direct cost to First American for such services.

Our wire instructions do not change. Our banking institution is First American Trust. If you receive an email or other communication that appears to be from us or another party involved in your transaction instructing you to wire funds to a bank other than First American Trust, you should consider it suspect and you must call our office at an independently verified phone number. Do not inquire with the sender.

Acknowledgement

We/I have carefully reviewed the Estimated ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements to be made on my account or by me in this transaction and further certify that I have received a copy of the Estimated ALTA Settlement Statement. This Estimated Settlement Statement is subject to changes, corrections or additions at the time of final computation of Escrow Settlement Statement. We/I authorize First American Title Company to cause the funds to be disbursed in accordance with the Final ALTA Settlement Statement to be provided to me/us at closing.

Buyer(s):

Technology and Division LLC, a California
limited liability company

By: _____

Name: Jaspreet Ahuja

Title: Member

By: _____

Name: Gurpreet Singh

Title: Member

American Land Title Association

ALTA Settlement Statement - Combined
Adopted 05-01-2015

File No: 4307-6763224

Printed: 01/25/2022, 4:12 PM

Officer/Escrow Officer: Sue Chen/SC

Settlement Location:

12880 Saratoga-Sunnyvale Road,

Saratoga, CA 95070

First American Title Company

12880 Saratoga-Sunnyvale Road • Saratoga, CA 95070

Phone: (408)867-9915 Fax: (866)404-5899

Estimated Settlement Statement



Property Address: Vacant Land, Palmdale, CA 93550

Buyer: Jaspreet Ahuja, Raman Singh

Seller: Division Street and Avenue P-8, LLC

Lender:

Estimated Settlement Date: 01/31/2022

Disbursement Date:

Seller		Description		Buyer	
Debit	Credit			Debit	Credit
		Financial			
	395,000.00	Sale Price		395,000.00	
		Deposit: Receipt No. 489140388 on 01/19/2022 by Jaspreet Ahuja			11,850.00
		Prorations/Adjustments			
	714.15	County Taxes 01/31/22 to 07/01/22 @\$851.30/semi		714.15	
	923.89	County Taxes 01/31/22 to 07/01/22 @\$1,101.32/semi		923.89	
		Title Charges & Escrow / Settlement Charges			
1,285.00		ALTA Owners Policy Standard to First American Title Company			
600.00		Escrow Fee to First American Title Company	600.00		
100.00		Notary/Signing Fee to First American Title Company			
		Commission			
19,750.00		Real Estate Commission to Coldwell Banker Commercial Valley Realty			
19,750.00		Real Estate Commission to Keystone Firm			
		Government Recording and Transfer Charges			
		Record Deed		37.00	
434.50		County Documentary Transfer Tax			
		Miscellaneous			
163.95		Natural Hazard Disclosure (NHD) to JCP-LGS Reports Natural Hazard Disclosures			
42,083.45	396,638.04	Subtotals		397,275.04	11,850.00
		Due From Buyer			385,425.04
354,554.59		Due To Seller			
396,638.04	396,638.04	Totals		397,275.04	397,275.04

Escrow related fees including separate fees for overnight mail- courier or notary services that are not included as part of First American's filed escrow fee may include a markup over the direct cost to First American for such services.

Our wire instructions do not change. Our banking institution is First American Trust. If you receive an email or other communication that appears to be from us or another party involved in your transaction instructing you to wire funds to a bank other than First American Trust, you should consider it suspect and you must call our office at an independently verified phone number. Do not inquire with the sender.

Escrow Officer: Sue Chen

American Land Title Association

ALTA Settlement Statement - Seller

Adopted 05-01-2015

File No.: 4307-6763224

Printed: 01/31/2022, 10:54 AM

Officer/Escrow Officer: Sue Chen/dj

Settlement Location:

12880 Saratoga-Sunnyvale Road, Saratoga, CA
95070

First American Title Company

12880 Saratoga-Sunnyvale Road • Saratoga, CA 95070

Phone: (408)867-9915 Fax: (866)404-5899

Final Settlement Statement



Property Address: Vacant Land, Palmdale, CA 93550

Buyer: Technology and Division LLC

Seller: Division Street and Avenue P8, LLC

Lender:

Settlement Date: 01/31/2022

Disbursement Date: 01/31/2022

Description	Seller	
	Debit	Credit
Financial		
Sale Price		395,000.00
Prorations/Adjustments		
County Taxes 01/31/22 to 07/01/22 @\$851.30/semi		714.15
County Taxes 01/31/22 to 07/01/22 @\$1,101.32/semi		923.89
Title Charges & Escrow / Settlement Charges		
ALTA Owners Policy Standard to First American Title Company	1,285.00	
Escrow Fee to First American Title Company	600.00	
Commission		
Real Estate Commission to Coldwell Banker Commercial Valley Realty	19,750.00	
Real Estate Commission to Keystone Firm	19,750.00	
Government Recording and Transfer Charges		
County Documentary Transfer Tax	434.50	
Miscellaneous		
Natural Hazard Disclosure (NHD) to JCP-LGS Reports Natural Hazard Disclosures	163.95	
Subtotals		
Due To Seller	41,983.45	396,638.04
Totals	354,654.59	
	396,638.04	396,638.04

A handwritten signature in black ink, appearing to read "Sue", written in a cursive style.

Escrow Officer: Sue Chen



First American Title

First American Title Company
12880 Saratoga-Sunnyvale Road
Saratoga, CA 95070
(408)867-9915
Fax: (866)404-5899

File: 4307-6763224

Technology and Division LLC

Cyber Fraud Warning to Buyers

Cyber-crimes involving email breaches and wire fraud are present in the real estate industry.

**** Our Wire Instructions Do Not Change. ****

First American Trust, FSB is the bank First American Title Company uses to receive wires. If you receive wiring instructions to send funds to a bank other than First American Trust, FSB, you should consider it suspect and call our office at an independently verified phone number. Do not inquire with the sender.

Please see: ***Protect Your Money from Wire Fraud Schemes When Buying a Home:***

<https://www.youtube.com/watch?v=ek4TwC9owwY>

issued by the American Land Title Association



First American Title

First American Title Company
12880 Saratoga-Sunnyvale Road
Saratoga, CA 95070
(408)867-9915

INCOMING WIRE INSTRUCTIONS

Beware of cyber-crime! If you receive an e-mail or any other communication that appears to be generated from a First American Title Company employee that contains new, revised or altered bank wire instructions, consider it suspect and call our office at a number you trust.

**** Our Wire Instructions Do Not Change. ****

Funds from other than buyer or seller: Other than funds from a designated lender, real estate agent or broker, or the attorney of record, we will only accept incoming wires that are from the buyer or seller on a transaction. Other third-party deposits not accompanied by appropriate instructions will be returned to the remitter.

IMPORTANT! DO NOT SEND AN ACH TRANSFER FOR CLOSING: An ACH transfer (other than from certain government entities-contact our office to confirm) is not immediately available funds and requires additional time for clearance. *If you are unsure if you are sending the funds via Wire Transfer or ACH, contact your bank for Wiring Instructions prior to transmitting the funds. Contact our office at (408)867-9915 prior to sending funds by ACH transfer.* Acceptance of ACH transfers are subject to state law.

Funds from a non-U.S. Bank: If your funds are being wired from a non-U.S. bank, additional charges may apply. When wires are returned to a bank outside the United States, First American Title Company shall not be responsible or liable for any loss or expense incurred as a result of currency exchange rates, delays in availability of funds, or delays due to the U.S. bank or foreign bank requiring additional information. First American Title Company shall have no liability or responsibility after properly initiating the wire return. Failure to deposit funds as specified herein may delay the recordation and closing of this escrow transaction. First American Title Company will not accept any responsibility or liability for any delays and/or penalties imposed due to non-receipt of good funds as described herein, including but not limited to wire transfer delays caused by either the transmitting or receiving bank.

IMPORTANT: Notify our office at (408)867-9915 prior to transmitting your wire.

PAYABLE TO: First American Title Company
BANK: First American Trust, FSB
ACCOUNT NO.: 3004890000
ROUTING NUMBER 122241255
SWIFT Code: FATUUS66
BANK ADDRESS 5 First American Way, Santa Ana, CA 92707 (*Do not use* to mail checks.
This address is for Wire Transfers only)

PLEASE REFERENCE THE FOLLOWING:

PROPERTY: Avenue P8, Palmdale, CA 93550
FILE NUMBER: 4307-6763224

**WIRES MAY BE RETURNED IF THE FILE NUMBER
AND PROPERTY REFERENCE ARE NOT INCLUDED**

American Land Title Association

ALTA Settlement Statement – Buyer
Adopted 05-01-2015

File No.: 4307-6763224

First American Title Company

Printed: 01/27/2022, 9:50 AM

Officer/Escrow Officer: Sue Chen/SC

12880 Saratoga-Sunnyvale Road • Saratoga, CA 95070

Settlement Location:

Phone: (408)867-9915 Fax: (866)404-5899

12880 Saratoga-Sunnyvale Road, Saratoga,
CA 95070

Estimated Settlement Statement



Property Address: Vacant Land, Palmdale, CA 93550

Buyer: Technology and Division LLC

Seller: Division Street and Avenue P8, LLC

Lender:

Settlement Date: 01/31/2022

Disbursement Date:

	Description	Buyer	
		Debit	Credit
Financial			
Sale Price		395,000.00	
Deposit: Receipt No. 489140388 on 01/19/2022 by Jaspreet Ahuja			11,850.00
Prorations/Adjustments			
County Taxes 01/31/22 to 07/01/22 @\$851.30/semi		714.15	
County Taxes 01/31/22 to 07/01/22 @\$1,101.32/semi		923.89	
Title Charges & Escrow / Settlement Charges			
Escrow Fee to First American Title Company		600.00	
Government Recording and Transfer Charges			
Record Deed		37.00	
Subtotals			
Due From Buyer		397,275.04	11,850.00
Totals		397,275.04	397,275.04

Escrow related fees including separate fees for overnight mail- courier or notary services that are not included as part of First American's filed escrow fee may include a markup over the direct cost to First American for such services.

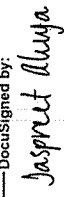
Our wire instructions do not change. Our banking institution is First American Trust. If you receive an email or other communication that appears to be from us or another party involved in your transaction instructing you to wire funds to a bank other than First American Trust, you should consider it suspect and you must call our office at an independently verified phone number. Do not inquire with the sender.

Acknowledgement

We/I have carefully reviewed the Estimated ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements to be made on my account or by me in this transaction and further certify that I have received a copy of the Estimated ALTA Settlement Statement. This Estimated Settlement Statement is subject to changes, corrections or additions at the time of final computation of Escrow Settlement Statement. We/I authorize First American Title Company to cause the funds to be disbursed in accordance with the Final ALTA Settlement Statement to be provided to me/us at closing.

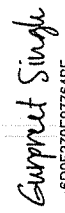
Buyer(s):

Technology and Division LLC, a California
limited liability company

DocuSigned by:

By: _____ AC8079DDEF3C438...

Name: Jaspreet Ahuja

Title: Member

DocuSigned by:

By: _____ 6D0F270E97764BF...

Name: Gurpreet Singh

Title: Member

This Company conducts the handling of escrow business pursuant to Department of Insurance, State of California, License Number CA, 151.



First American Title

First American Title Company
12880 Saratoga-Sunnyvale Road
Saratoga, CA 95070
(408)867-9915
Fax - (866)404-5899

SALE CLOSING ESCROW INSTRUCTIONS

To: **First American Title Company, Escrow Holder**
Sue Chen, Escrow Officer

File No.: **4307-6763224 (SC)**
Date: **January 27, 2022**
Estimated Closing Date: **January 31, 2022**
Purchase Price: **395,000.00**

Re: **Vacant Land, Palmdale, CA 93550 ("Property")**
Technology and Division LLC ("Buyer")
Division Street and Avenue P8, LLC ("Seller")

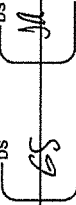
These instructions are not intended to alter, modify or change the purchase contract and/or escrow instructions between the parties hereto, including the California Purchase Agreement and Joint Escrow Instructions ("Agreement") with any addendums/amendments thereto, for the above referenced property except with respect to the following:

Final Approvals: Buyer's and Seller's signatures on the estimated settlement statements to be presented to Escrow Holder prior to the close of escrow will constitute their specific acknowledgement to Escrow Holder that all conditions precedent have been released, approved and/or waived and Escrow Holder is instructed to proceed to close this escrow.

Deposits to Escrow: The balance of the down payment and/or purchase price and closing costs shall be deposited with Escrow Holder by wired funds to Escrow Holder's bank, F.A. Trust, according to wire instructions provided to the Buyer by Escrow Holder. Please note that our wire instructions **do not change**. If you receive an e-mail or any other communication that appears to be generated from a First American employee that contains new, revised or altered bank wire instructions to a bank other than F.A. Trust, consider it suspect and call our office at a number you trust.

Vesting: Buyer directs that title to the Property be vested as follows:

Technology and Division LLC, a California limited liability company

as:  

Title Approval: Buyer acknowledges receipt of a copy of the Preliminary Report issued in connection with this escrow for the above-referenced property and containing the legal description of the property which is the subject of this escrow.

Buyer approves the contemplated policy form and acknowledges that the Policy of Title Insurance shall be subject to all exceptions shown on the Preliminary Report except:

1. Delinquent general and special taxes, assessments and/or bonds
2. Voluntary and/or involuntary liens created by Seller or prior owner not assumed by Buyer
3. Deed(s) of Trust not assumed by Buyer

4. The following items which are specifically disapproved by Buyer: 19/20/21/22
Buyer initial(s) GS M
(Buyer: please list above the numbers of the specific exceptions on the preliminary report which are disapproved and initial.)

The policy shall also be subject to any deeds of trust and or other voluntary liens executed by Buyer as part of this escrow and general and special taxes and assessments which as of the date of close of escrow are a lien not yet due and payable.

Buyer further acknowledges that First American Title Company has not examined the public records for any involuntary liens that may be of record against the undersigned Buyer(s).

Buyer understands that, should there be any involuntary liens recorded against the Buyer at the time Buyer acquires title, these involuntary liens will become liens on the title to the property.

State and Local Transfer Forms: Buyer and Seller acknowledge that state law and local ordinances may require the completion and submittal of certain certificates or applications, proof of compliance, disclosures or physical modifications such as to sewer laterals and to sidewalks, in connection with the transfer of ownership of the subject property, referred to herein as "Local Transfer Obligations." Buyer and Seller further acknowledge and agree that the completion or submittal of these Local Transfer Obligations shall be handled outside of escrow and are not the responsibility of Escrow Holder. Specifically, Escrow Holder is not responsible for: 1) identifying or advising regarding any such requirements, 2) furnishing, completing or submitting forms, or 3) paying or disbursing any funds in connection therewith. Buyer and Seller authorize and instruct Escrow Holder to close this escrow without inquiry or concern regarding the status of any Local Transfer Obligations.

In the event Escrow Holder agrees to receive any forms for forwarding to other parties or governmental agencies, Escrow Holder will be performing such actions as an accommodation only, and shall have no responsibility for the sufficiency or completeness of the documents, nor any responsibility for follow up or correction of any deficiencies. If Escrow Holder has transmitted any type of filing fee on behalf of the parties by its check and the check remains un-negotiated and becomes stale-dated or is returned to Escrow Holder by the agency, the parties instruct Escrow Holder to void its check and disburse the funds to the Buyer. Any related forms that are returned to Escrow Holder shall also be forwarded to the Buyer.

Cash Purchase No Insurance: All parties acknowledge that the subject property is being purchased as a cash transaction. Therefore, hazard insurance will not be obtained through escrow. It shall be the Buyer's responsibility to obtain insurance and pay the premium outside of this escrow.

Estimated Settlement Statement: Upon Close of Escrow, Escrow Holder is instructed to disburse in accordance with the executed "Estimated Settlement Statement".

Fire Insurance: The undersigned acknowledges lender's requirement of fire insurance coverage. Insurance Agent and Company Name: _____ Phone Number: _____
Policy/Endorsement is to be supplied prior to close of escrow. Escrow holder is authorized and instructed to pay any premium due necessary to satisfy lender's requirements.

Escrow not responsible for payment of bills: The parties acknowledge that any charges for work or inspections on the property are solely the responsibility of the parties to this escrow. Escrow Holder will not be responsible for payment of or collection of payment from parties to this escrow for any bills submitted to escrow other than those that have been approved for payment on the Buyer's, Seller's and Borrower's settlement statements. If bills are submitted by Seller, Buyer or their agents after the settlement statements have been approved, they will be charged to the respective party as verbally instructed by the submitting party.

Prorations: All prorations for the Property are to be handled in escrow as reflected on the "Estimated Settlement Statement." The parties understand and agree that (1) Escrow Holder will **not** prorate municipal utilities, and (2) the transfer of the utilities must be handled by the parties outside of escrow.

Warranty Regarding Encumbrances: The undersigned warrant and guarantee that there are no outstanding liens or Deeds of Trust or Mortgages affecting the property, other than those shown on the preliminary report described herein. Initials _____

Document/Funds Delivery: After Close of Escrow, all documents, funds and statements are to be sent to the undersigned at the addresses provided to Escrow Holder.

Escrow General Provisions: The parties acknowledge receipt of and agree to the Escrow General Provisions, which are incorporated by reference. Those Provisions, among other things, require the resolution of disputes by arbitration on an individual basis; class actions and jury trials are not permitted.

SELLER:

Division Street and Avenue P8, LLC, a California
limited liability company

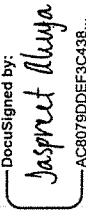
By: _____
Name: Bei Qin
Title: Executive Manager

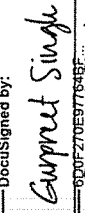
Please indicate your forwarding address and phone number:

Home Phone: _____
Cell Phone: _____
Work Phone: _____
Email Address: _____

BUYER:

Technology and Division LLC, a California limited
liability company

DocuSigned by:

AC8079DDDEF3C438...
By: _____
Name: Jaspreet Ahuja
Title: Member

DocuSigned by:

800F2705977638F
By: _____
Name: Gurpreet Singh
Title: Member

Please indicate your forwarding address and phone number:

20860 Plummer St

Chatsworth, CA 91311

Home Phone:

3124519334

8185999950

Cell Phone:

Sunnycio@gmail.com

rsingh85@icloud.com

Work Phone:

Email Address:

PRELIMINARY CHANGE OF OWNERSHIP REPORT

To be completed by the transferee (buyer) prior to a transfer of subject property, in accordance with section 480.3 of the Revenue and Taxation Code. A Preliminary Change of Ownership Report must be filed with each conveyance in the County Recorder's office for the county where the property is located.

NAME AND MAILING ADDRESS OF BUYER/TRANSFEREE
(Make necessary corrections to the printed name and mailing address)

Technology and Division LLC
20860 Plummer St Chatsworth CA 91311

ASSESSOR'S PARCEL NUMBER
3006-015-006 and 3006-015-007
SELLER/TRANSFEROR
Division Street and Avenue P8, LLC
BUYER'S DAYTIME TELEPHONE NUMBER
BUYER'S EMAIL ADDRESS
Sunnycio@gmail.com

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY

Vacant Land, Palmdale, CA 93550

YES ☐ NO ☒ This property is intended as my principal residence. If YES, please indicate the date of occupancy or intended occupancy.

YES ☐ NO ☒ Are you a disabled veteran or a unmarried surviving spouse of a disabled veteran who was compensated at 100% by the Department of Veterans Affairs?

MAIL PROPERTY TAX INFORMATION TO (NAME) Isha Kakkar

MAIL PROPERTY TAX INFORMATION TO (ADDRESS) 20860 Plummer St CITY Chatsworth CA STATE ZIP 91311

PART 1. TRANSFER INFORMATION

This section contains possible exclusions from reassessment for certain types of transfers.

- YES ☐ NO ☒ A. This transfer is solely between spouses (addition or removal of a spouse, death of a spouse, divorce settlement, etc.).
- YES ☐ NO ☒ B. This transfer is solely between domestic partners currently registered with the California Secretary of State (addition or removal of a partner, death of a partner, termination settlement, etc.).
- YES ☐ NO ☒ *C. This is a transfer: ☐ between parent(s) and child(ren) ☐ between grandparent(s) and grandchild(ren).
- YES ☐ NO ☒ *D. Was this the transferor/grantor's principal residence? ☐ YES ☐ NO
- YES ☐ NO ☒ *E. This transfer is the result of a cotenant's death. Date of death _____
- YES ☐ NO ☒ *F. This transaction is to replace a principal residence owned by a person 55 years of age or older. Within the same county? ☐ YES ☐ NO
- YES ☐ NO ☒ *G. This transaction is to replace a principal residence by a person who is severely disabled. Within the same county? ☐ YES ☐ NO
- YES ☐ NO ☒ *H. This transaction is to replace a principal residence substantially damaged or destroyed by a wildfire or natural disaster for which the Governor proclaimed a state of emergency. Within the same county? ☐ YES ☐ NO
- YES ☐ NO ☒ I. This transaction is only a correction of the name(s) of the person(s) holding title to the property (e.g., a name change upon marriage). If YES, please explain: _____

- YES ☐ NO ☒ J. The recorded document creates, terminates, or reconveys a lender's interest in the property.
- YES ☐ NO ☒ K. This transaction is recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (e.g., cosigner). If YES, please explain: _____
- YES ☐ NO ☒ L. The recorded document substitutes a trustee of a trust, mortgage, or other similar document.
- YES ☐ NO ☒ M. This is a transfer of property:
- YES ☐ NO ☒ 1. to/from a revocable trust that may be revoked by the transferor and is for the benefit of ☐ the transferor, and/or ☐ the transferor's spouse ☐ registered domestic partner.
- YES ☐ NO ☒ 2. to/from an irrevocable trust for the benefit of the ☐ creator/grantor/trustor and/or ☐ grantor's/trustor's spouse ☐ grantor's/trustor's registered domestic partner.
- YES ☐ NO ☒ N. This property is subject to a lease with a remaining lease term of 35 years or more including written options.
- YES ☐ NO ☒ O. This is a transfer between parties in which proportional interests of the transferor(s) and transferee(s) in each and every parcel being transferred remain exactly the same after the transfer.
- YES ☐ NO ☒ P. This is a transfer subject to subsidized low-income housing requirements with governmentally imposed restrictions, or restrictions imposed by specified nonprofit corporations.
- YES ☐ NO ☒ Q. This transfer is to the first purchaser of a new building containing an active solar energy system.
- YES ☐ NO ☒ Other. This transfer is to _____

* Please refer to the instructions for Part 1.

Please provide any other information that will help the Assessor understand the nature of the transfer.

THIS DOCUMENT IS NOT SUBJECT TO PUBLIC INSPECTION

PART 2. OTHER TRANSFER INFORMATION

Check and complete as applicable.

- A. Date of transfer, if other than recording date: _____
- B. Type of transfer:
- ☒ Purchase ☐ Foreclosure ☐ Gift ☐ Trade or exchange ☐ Merger, stock, or partnership acquisition (Form BOE-100-B)
 - ☐ Contract of sale. Date of contract: _____ ☐ Inheritance. Date of death: _____
 - ☐ Sale/leaseback ☐ Creation of a lease ☐ Assignment of a lease ☐ Termination of a lease. Date lease began: _____
 - Original term in years (including written options): _____ Remaining term in years (including written options): _____
 - ☐ Other. Please explain: _____

- C. Only a partial interest in the property was transferred. ☐ YES ☐ NO IF YES, indicate the percentage transferred: _____ %

PART 3. PURCHASE PRICE AND TERMS OF SALE

Check and complete as applicable.

- A. Total purchase price \$ 395,000.00
- B. Cash down payment or value of trade or exchange excluding closing costs
- C. First deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____
- ☐ FHA (___ Discount Points) ☐ Cal-Vet ☐ VA (___ Discount Points) ☐ Fixed rate ☐ Variable rate
 - ☐ Bank/Savings & Loan/Credit Union ☐ Loan carried by seller
 - ☐ Balloon payment \$ _____ Due date: _____ Amount \$ 0
- D. Second deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____
- ☐ Fixed rate ☐ Variable rate ☐ Bank/Savings & Loan/Credit Union ☐ Loan carried by seller
 - ☐ Balloon payment \$ _____ Due date: _____ Amount \$ 0
- E. Was an Improvement Bond or other public financing assumed by the buyer? ☐ YES ☒ NO Outstanding balance \$ 0
- F. Amount, if any, of real estate commission fees paid by the buyer which are not included in the purchase price \$ 0
- G. The property was purchased: ☒ Through real estate broker. Broker name: Keystone Firm Phone number: () _____
☐ Direct from seller ☐ From a family member-Relationship _____
☐ Other. Please explain: _____
- H. Please explain any special terms, seller concessions, broker/agent fees waived, financing, and any other information (e.g., buyer assumed the existing loan balance) that would assist the Assessor in the valuation of your property. _____

PART 4. PROPERTY INFORMATION

Check and complete as applicable.

- A. Type of property transferred
- ☐ Single-family residence
 - ☐ Multiple-family residence. Number of units: _____
 - ☐ Other. Description: (i.e., timber, mineral, water rights, etc.) _____
- ☐ Co-op/Own-your-own ☐ Manufactured home
☐ Condominium ☒ Unimproved lot
☐ Timeshare ☐ Commercial/Industrial
- B. ☐ YES ☒ NO Personal/business property, or incentives, provided by seller to buyer are included in the purchase price. Examples of personal property are furniture, farm equipment, machinery, etc. Examples of incentives are club memberships, etc. Attach list if available.
If YES, enter the value of the personal/business property: \$ _____ Incentives \$ _____
- C. ☐ YES ☒ NO A manufactured home is included in the purchase price.
If YES, enter the value attributed to the manufactured home: \$ _____
The manufactured home is subject to local property tax. If NO, enter decal number: _____
- D. ☐ YES ☒ NO The property produces rental or other income.
If YES, the income is from: ☐ Lease/rent ☐ Contract ☐ Mineral rights ☒ Other: _____
- E. The condition of the property at the time of sale was: ☐ Good ☐ Average ☒ Fair ☐ Poor
Please describe: _____

CERTIFICATION

I certify (or declare) that the foregoing and all information hereon, including any accompanying statements or documents, is true and correct to the best of my knowledge and belief.

SIGNATURE OF BUYER/TRANSFeree OR CORPORATE OFFICER

DATE

1/27/2022

TEL: 931-9334

NAME OF BUYER/TRANSFeree/PERSONAL REPRESENTATIVE/CORPORATE OFFICER (PLEASE PRINT)

TITLE

President

EMAIL ADDRESS: sbrhycio@gmail.com

The Assessor's office may contact you for additional information regarding this transaction.

ADDITIONAL INFORMATION

Please answer all questions in each section, and sign and complete the certification before filing. This form may be used in all 58 California counties. If a document evidencing a change in ownership is presented to the Recorder for recordation without the concurrent filing of a *Preliminary Change of Ownership Report*, the Recorder may charge an additional recording fee of twenty dollars (\$20).

NOTICE: The property which you acquired may be subject to a supplemental assessment in an amount to be determined by the County Assessor. Supplemental assessments are not paid by the title or escrow company at close of escrow, and are not included in lender impound accounts. **You may be responsible for the current or upcoming property taxes even if you do not receive the tax bill.**

NAME AND MAILING ADDRESS OF BUYER: Please make necessary corrections to the printed name and mailing address. Enter Assessor's Parcel Number, name of seller, buyer's daytime telephone number, buyer's email address, and street address or physical location of the real property.

NOTE: Your telephone number and/or email address is very important. If there is a question or a problem, the Assessor needs to be able to contact you.

MAIL PROPERTY TAX INFORMATION TO: Enter the name, address, city, state, and zip code where property tax information should be mailed. This must be a valid mailing address.

PRINCIPAL RESIDENCE: To help you determine your principal residence, consider (1) where you are registered to vote, (2) the home address on your automobile registration, and (3) where you normally return after work. If after considering these criteria you are still uncertain, choose the place at which you have spent the major portion of your time this year. Check YES if the property is intended as your principal residence, and indicate the date of occupancy or intended occupancy.

DISABLED VETERAN: If you checked YES, you may qualify for a property tax exemption. **A claim form must be filed and all requirements met in order to obtain the exemption. Please contact the Assessor for a claim form.**

PART 1: TRANSFER INFORMATION

If you check YES to any of these statements, the Assessor may ask for supporting documentation.

C, D, E, F, G: If you checked YES to any of these statements; you may qualify for a property tax reassessment exclusion, which may allow you to maintain your property's previous tax base. **A claim form must be filed and all requirements met in order to obtain any of these exclusions.** Contact the Assessor for claim forms. **NOTE:** If you give someone money or property during your life, you may be subject to federal gift tax. You make a gift if you give property (including money), the use of property, or the right to receive income from property without expecting to receive something of at least equal value in return. The transferor (donor) may be required to file Form 709, Federal Gift Tax Return, with the Internal Revenue Service if they make gifts in excess of the annual exclusion amount.

H: Check YES if the reason for recording is to correct a name already on title [e.g., Mary Jones, who acquired title as Mary J. Smith, is granting to Mary Jones]. This is not for use when a name is being removed from title.

I: Check YES if the change involves a lender, who holds title for security purposes on a loan, and who has no other beneficial interest in the property. **"Beneficial interest"** is the right to enjoy all the benefits of property ownership. Those benefits include the right to use, sell, mortgage, or lease the property to another. A beneficial interest can be held by the beneficiary of a trust, while legal control of the trust is held by the trustee.

J: A **"cosigner"** is a third party to a mortgage/loan who provides a guarantee that a loan will be repaid. The cosigner signs an agreement with the lender stating that if the borrower fails to repay the loan, the cosigner will assume legal liability for it.

N: This is primarily for use when the transfer is into, out of, or between legal entities such as partnerships, corporations, or limited liability companies. Check YES only if the individuals and the interest held by each remains exactly the same in each and every parcel being transferred.

O: Check YES only if this property is subject to a government or nonprofit affordable housing program that imposes restrictions. Property may qualify for a restricted valuation method (i.e., may result in lower taxes).

P: If you checked YES, you may qualify for a new construction property tax exclusion. **A claim form must be filed and all requirements met in order to obtain the exclusion. Contact the Assessor for a claim form.**

PART 2: OTHER TRANSFER INFORMATION

A: The date of recording is rebuttably presumed to be the date of transfer. If you believe the date of transfer was a different date (e.g., the transfer was by an unrecorded contract, or a lease identifies a specific start date), put the date you believe is the correct transfer date. If it is not the date of recording, the Assessor may ask you for supporting documentation.

B: Check the box that corresponds to the type of transfer. If OTHER is checked, please provide a detailed description. Attach a separate sheet if necessary.

C: If this transfer was the result of an inheritance following the death of the property owner, please complete a *Change in Ownership Statement, Death of Real Property Owner*, form BOE-502-D, if not already filed with the Assessor's office.

PART 3: PURCHASE PRICE AND TERMS OF SALE

It is important to complete this section completely and accurately. The reported purchase price and terms of sale are important factors in determining the assessed value of the property, which is used to calculate your property tax bill. Your failure to provide any required or requested information may result in an inaccurate assessment of the property and in an overpayment or underpayment of taxes.

- A.** Enter the total purchase price, not including closing costs or mortgage insurance.
- "Mortgage insurance"** is insurance protecting a lender against loss from a mortgagor's default, issued by the FHA or a private mortgage insurer.
- B.** Enter the amount of the down payment, whether paid in cash or by an exchange. If through an exchange, exclude the closing costs.
- "Closing costs"** are fees and expenses, over and above the price of the property, incurred by the buyer and/or seller, which include title searches, lawyer's fees, survey charges, and document recording fees.
- C.** Enter the amount of the First Deed of Trust, if any. Check all the applicable boxes, and complete the information requested.
- A "balloon payment"** is the final installment of a loan to be paid in an amount that is disproportionately larger than the regular installment.
- D.** Enter the amount of the Second Deed of Trust, if any. Check all the applicable boxes, and complete the information requested.
- E.** If there was an assumption of an improvement bond or other public financing with a remaining balance, enter the outstanding balance, and mark the applicable box.
- An **"improvement bond or other public financing"** is a lien against real property due to property-specific improvement financing, such as green or solar construction financing, assessment district bonds, Mello-Roos (a form of financing that can be used by cities, counties and special districts to finance major improvements and services within the particular district) or general improvement bonds, etc. Amounts for repayment of contractual assessments are included with the annual property tax bill.
- F.** Enter the amount of any real estate commission fees paid by the buyer which are not included in the purchase price.
- G.** If the property was purchased through a real estate broker, check that box and enter the broker's name and phone number. If the property was purchased directly from the seller (who is not a family member of one of the parties purchasing the property), check the "Direct from seller" box. If the property was purchased directly from a member of your family, or a family member of one of the parties who is purchasing the property, check the "From a family member" box and indicate the relationship of the family member (e.g., father, aunt, cousin, etc.). If the property was purchased by some other means (e.g., over the Internet, at auction, etc.), check the "OTHER" box and provide a detailed description (attach a separate sheet if necessary).
- H.** Describe any special terms (e.g., seller retains an unrecorded life estate in a portion of the property, etc.), seller concessions (e.g., seller agrees to replace roof, seller agrees to certain interior finish work, etc.), broker/agent fees waived (e.g., fees waived by the broker/agent for either the buyer or seller), financing, buyer paid commissions, and any other information that will assist the Assessor in determining the value of the property.

PART 4: PROPERTY INFORMATION

- A.** Indicate the property type or property right transferred. Property rights may include water, timber, mineral rights, etc.
- B.** Check YES if personal, business property or incentives are included in the purchase price in Part 3. Examples of personal or business property are furniture, farm equipment, machinery, etc. Examples of incentives are club memberships (golf, health, etc.), ski lift tickets, homeowners' dues, etc. Attach a list of items and their purchase price allocation. An adjustment will not be made if a detailed list is not provided.
- C.** Check YES if a manufactured home or homes are included in the purchase price. Indicate the purchase price directly attributable to each of the manufactured homes. If the manufactured home is registered through the Department of Motor Vehicles in lieu of being subject to property taxes, check NO and enter the decal number.
- D.** Check YES if the property was purchased or acquired with the intent to rent or lease it out to generate income, and indicate the source of that anticipated income. Check NO if the property will not generate income, or was purchased with the intent of being owner-occupied.
- E.** Provide your opinion of the condition of the property at the time of purchase. If the property is in "fair" or "poor" condition, include a brief description of repair needed.

RECORDING REQUESTED BY:

First American Title Company

MAIL TAX STATEMENT

AND WHEN RECORDED MAIL DOCUMENT TO:

Technology and Division LLC

20860 Plummer St Chatsworth CA 91311

READ & APPROVED

DocuSigned by:
Garrett Smith
8D0F270E97764BF
DocuSigned by:
Jasprit Aluja
9AC8079DDDF3C438...

Space Above This Line for Recorder's Use Only

A.P.N.: 3006-015-006 and 3006-015-007

File No.: 4307-6763224 (SC)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX **\$434.50**; CITY TRANSFER TAX \$0;

[☒] computed on the consideration or full value of property conveyed, OR
[☐] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[☐] unincorporated area; [☒] City of **Palmdale**, and
EXEMPT FROM BUILDING HOMES AND JOBS ACTS FEE PER GOVERNMENT CODE 27388.1(a)(2)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Division Street and Avenue P8, LLC, a California limited liability company**

hereby GRANTS to **Technology and Division LLC, a California limited liability company**

the following described property in the City of **Palmdale**, County of **Los Angeles**, State of **California**:

PARCEL A: (APN: 3006-015-006)

THE NORTH HALF OF LOT 35 OF TRACT NO. 7670, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 114, PAGES 28 TO 30 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM, THAT PORTION OF SAID LAND LYING NORTHERLY OF THE SOUTHERLY LINE OF TRACT NO. 21659, AS PER MAP RECORDED IN BOOK 615, PAGES 60 AND 61 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM, THAT PORTION OF SAID LAND LYING NORTHERLY OF THE SOUTHERLY LINE OF TRACT NO. 21659, AS PER MAP RECORDED IN BOOK 615, PAGES 60 AND 61 OF SAID MAPS, IN ITS WESTERLY PROLONGATION, EXTENDING TO THE WESTERLY LINE OF SAID LOT 35.

PARCEL B: (APN: 3006-015-007)

THE SOUTH ONE-HALF OF LOT 35 OF TRACT NO. 7670, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 114, PAGES 28 TO 30 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Mail Tax Statements To: **SAME AS ABOVE**

Grant Deed - continued

Date: **01/27/2022**

A.P.N.: 3006-015-006 and 3006-015-007

File No.: 4307-6763224 (SC)

Dated: January 27, 2022

Division Street and Avenue P8, LLC, a California
limited liability company

By: _____

Name: Bei Qin

Title: Executive Manager

A notary public or other officer completing this certificate
verifies only the identity of the individual who signed the
document to which this certificate is attached, and not the
truthfulness, accuracy, or validity of that document.

STATE OF _____)SS

COUNTY OF _____)

On _____ before me, _____, Notary Public, personally appeared

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the
instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

This area for official notarial seal.

Notary Signature

Escrow General Provisions-REVISED JULY 26, 2021

THIS COMPANY CONDUCTS ESCROW BUSINESS UNDER CERTIFICATE OF AUTHORITY ISSUED BY THE STATE OF CALIFORNIA, DEPARTMENT OF INSURANCE.

These provisions must be executed below and returned to Escrow Holder promptly. Notwithstanding, use of Escrow Holder's services after receipt of these provisions constitutes acceptance of the terms. Please read for general information about the escrow process. Please also carefully review paragraph entitled "Agreement to Arbitrate". It requires the resolution of disputes by arbitration on an individual basis rather than by jury trials or class actions.

The terms Escrow Holder and Settlement Agent may be used interchangeably in escrow instructions that are part of this transaction.

1. SPECIAL DISCLOSURES:

a. DEPOSIT OF FUNDS & DISBURSEMENTS

Unless directed in writing to establish a separate, interest-bearing account together with all necessary taxpayer reporting information, all funds shall be deposited in general escrow accounts in a federally insured financial institution including those affiliated with Escrow Holder ("depositories"). All disbursements shall be made by Escrow Holder's check or by wire transfer unless otherwise instructed in writing. The Good Funds Law (California Insurance Code 12413.1) mandates that Escrow Holder may not disburse funds until the funds are, in fact, available in Escrow Holder's account. Wire transfers are immediately disburseable upon confirmation of receipt. Funds deposited by a cashier's or certified check are generally available on the next banking day following deposit. Funds deposited by a personal check and other types of instruments may not be available until confirmation from Escrow Holder's bank which can vary from 2 to 10 days.

b. DISCLOSURE OF POSSIBLE BENEFITS TO ESCROW HOLDER

As a result of Escrow Holder maintaining its escrow accounts with the depositories, Escrow Holder may receive certain financial benefits such as bank services, accommodations, loans, credits or other business transactions from the depositories which shall accrue to the sole benefit of Escrow Holder and Escrow Holder shall have no obligation to account to the parties to this escrow for the value of any such benefits.

c. ADDITIONAL FEES FOR THIRD PARTY SERVICES

Escrow Holder may incur additional costs for services performed by third parties. The fees charged by Escrow Holder for such services including, but not limited to, wire transfers, overnight deliveries, messengers or other third party services, may include a markup over the direct cost to Escrow Holder of such services.

d. METHOD TO DELIVER PAYOFF TO LENDERS/LIENHOLDERS

To minimize the amount of interest due on any existing loan or lien, Escrow Holder will deliver the payoff funds to the lender/lienholder as soon as Escrow Holder is able after confirmation of recordation/close of escrow and as demanded by the lender/lienholder using (a) personal delivery, (b) wire transfer, or (c) overnight delivery service, unless otherwise directed in writing by the affected party. Certain payments such as home equity line of credit payoffs ("HELOCs") may require additional time to process.

2. "CLOSE OF ESCROW" / PRORATIONS & ADJUSTMENTS

The term "close of escrow" means the date on which documents are recorded. All prorations and/or adjustments shall be made to the close of escrow based on the number of actual days, unless otherwise instructed in writing.

3. CONTINGENCY PERIODS (Applies only when property being transferred)

Escrow Holder shall not be responsible for monitoring contingency time periods between the parties. The parties shall execute such documents as may be requested by Escrow Holder to confirm the status of any such periods.

4. REPORTS

a. Preliminary Report -Escrow Holder has neither responsibility nor liability for any title search that may be performed in connection with the issuance of a preliminary report.

b. Other Reports-As an accommodation, Escrow Holder may agree to transmit orders for inspection, termite, disclosure and other reports if requested, in writing or orally, by the parties or their agents. Escrow Holder shall deliver copies of any such reports as directed. Escrow Holder is not responsible for reviewing such reports or advising the parties of the content of same.

5. INFORMATION FROM AFFILIATED COMPANIES

Escrow Holder may provide the parties' information to and from its affiliates in connection with the offering of products and services from these affiliates.

Escrow Holder is authorized to record documents delivered through escrow which are necessary or proper for the issuance of the requested title insurance policy(ies). Buyer will provide a completed Preliminary Change of Ownership Report form ("PCOR"). If Buyer fails to provide the PCOR, Escrow Holder shall close escrow and charge Buyer any additional fee incurred for recording the documents without the PCOR. Escrow Holder is released from any liability in connection with same.

7. PERSONAL PROPERTY TAXES

No examination, UCC search, insurance as to personal property and/or the payment of personal property taxes is required unless otherwise instructed in writing.

8. REAL PROPERTY TAXES

Real property taxes are prorated based on the most current available tax statement from the tax collector's office. Supplemental taxes and/or escaped taxes may be assessed as a result of a change in ownership, completion of construction or natural disaster and can result in an increase or decrease in the real property taxes due.

Adjustments due either party based on the actual new tax bill issued after close of escrow or a supplemental tax bill and/or escaped taxes will be made by the parties outside of escrow and Escrow Holder is released of any liability in connection with such adjustments. The first installment of California real property taxes is due November 1st (delinquent December 10th) and the second installment is due February 1st (delinquent April 10th). If a tax bill is not received from the County at least 30 days prior to the due date, buyer should contact the County Tax Collector's office and request one. Escrow Holder is not responsible for same.

9. CANCELLATION OF ESCROW (Applies only when property being transferred)

a. Any party desiring to cancel this escrow shall deliver written notice of cancellation to Escrow Holder. Within a reasonable time after receipt of such notice, Escrow Holder shall send by regular mail to the address on the escrow instructions, one copy of said notice to the other party(ies). Unless written objection to cancellation is delivered to Escrow Holder by a party within 10 days after date of mailing, Escrow Holder is authorized, at its option, to comply with the notice and terminate the escrow. If a written objection is received by Escrow Holder, Escrow Holder is authorized, at its option, to hold all funds and documents in escrow and to take no other action until otherwise directed by either the parties' mutual written instructions or a final order of a court of competent jurisdiction. If no action is taken on this escrow within 6 months after the closing date specified in the escrow instructions, Escrow Holder's obligations shall, at its option, terminate. Upon termination of this escrow, the parties shall pay all fees, charges and reimbursements due to Escrow Holder and all documents and remaining funds held in escrow shall be returned to the parties depositing same.

b. Notwithstanding the foregoing, upon receipt of notice of cancellation by a seller in a transaction subject to the Home Equity Sales Contract law (CC §1695 et seq.), Escrow Holder shall have the right to unilaterally cancel the escrow and may return all documents and funds without consent by or notice to the buyer.

10. TITLE INSURANCE REQUIRED

This escrow transaction has been opened with the understanding that one or more policies of title insurance are being purchased in connection with the contemplated transaction. Escrow Holder will decline to continue processing the transaction and will cancel its escrow file if title insurance will not be issued, and all funds and documents deposited will be returned to the party depositing same. If title insurance is declined after a preliminary report or commitment has been issued, fees will be charged for work already performed and expenses incurred. Please contact your Escrow Officer immediately if you are contemplating declining title insurance.

11. CONFLICTING INSTRUCTIONS & RELATED DISPUTES

If Escrow Holder becomes aware of any conflicting demands or instructions concerning this escrow, Escrow Holder shall have the right to discontinue all further acts on Escrow Holder's part until the conflict is resolved to Escrow Holder's satisfaction. Escrow Holder has the right at its option to file an action in interpleader requiring the parties to litigate their claims/rights. If such an action is filed, the parties jointly and severally agree (a) to pay Escrow Holder's cancellation charges, costs and reasonable attorneys' fees, and (b) that Escrow Holder is fully released and discharged from all further obligations under the escrow.

12. CURATIVE WORK HOLD FUNDS IN ESCROW

Escrow Holder may require that funds be held in escrow for the purpose of clearing certain title matters from its final title policy(ies). If Escrow Holder is unable to verify that a matter has been paid in a timeframe of its discretion, Escrow Holder will pay said matter from the funds held. Any remaining funds, after payment of said matters, will be disbursed to the party from whom held. If the held funds are insufficient to pay said matters in full, the party will immediately deposit sufficient funds as called for by Escrow Holder to satisfy payment in full of said matter(s).

Escrow Holder is not to be concerned with usury as to any loans or encumbrances in this escrow and is hereby released of any responsibility and/or liability therefore.

14. AMENDMENTS TO ESCROW INSTRUCTIONS (Applies only when property being transferred)
Any amendment to the escrow instructions must be in writing, executed by all parties and accepted by Escrow Holder. Escrow Holder may, at its sole option, elect to accept and act upon oral instructions from the parties. If requested by Escrow Holder the parties agree to confirm said instructions in writing as soon as practicable. The escrow instructions as amended shall constitute the entire escrow agreement between the Escrow Holder and the parties hereto with respect to the subject matter of the escrow.

15. FIRE, HAZARD OR LIABILITY INSURANCE POLICIES

In all matters relating to fire, hazard or liability insurance, Escrow Holder may assume that each policy is in force and that the necessary premium has been paid. Escrow Holder is not responsible for obtaining fire, hazard or liability insurance, unless Escrow Holder has received specific written instructions to obtain such insurance prior to close of escrow from the parties or their respective lenders.

16. COPIES OF DOCUMENTS; ELECTRONIC SIGNATURES; AUTHORIZATION TO RELEASE

Escrow Holder is authorized to rely upon copies of documents, which include facsimile, electronic, NCR, or photocopies as if they were an originally executed document. Escrow Holder may agree to accept electronically signed documents from a platform or program approved by Escrow Holder. If requested by Escrow Holder, the originals of such documents and/or original signatures shall be delivered to Escrow Holder. Escrow Holder may withhold documents and/or funds due to the party until such originals are delivered. Documents to be recorded MUST contain original ink signatures unless use of a digital original has been approved in advance. Escrow Holder may furnish copies of any and all documents to the lender(s), real estate broker(s), attorney(s) and/or accountant(s) involved in this transaction upon their request. Delivery of documents by escrow to a real estate broker or agent who is so designated in the purchase agreement shall be deemed delivery to the principal.

17. AUTHORIZATION FOR USE OF REMOTE ONLINE NOTARIZATION

The Parties to the above transaction agree that any document for use in this transaction may be executed electronically. Each party also agrees that any document, including a deed, deed of trust or mortgage, that requires notarization may be executed and notarized digitally using Remote Online Notarization, if requested by a party and is permitted by the title company for the transaction in the state and county where the property is located.

18. EXECUTION IN COUNTERPART

The escrow instructions and any amendments may be executed in one or more counterparts, each of which shall be deemed an original, and all of which taken together shall constitute the same instruction.

19. TAX REPORTING, WITHHOLDING & DISCLOSURE (Applies only when property being transferred)

The parties are advised to seek independent advice concerning the tax consequences of this transaction, including but not limited to, their withholding, reporting and disclosure obligations. Escrow Holder does not provide tax or legal advice and the parties agree to hold Escrow Holder harmless from any loss or damage that the parties may incur as a result of their failure to comply with federal and/or state tax laws. WITHHOLDING OBLIGATIONS ARE THE EXCLUSIVE OBLIGATIONS OF THE PARTIES. ESCROW HOLDER IS NOT RESPONSIBLE TO PERFORM THESE OBLIGATIONS UNLESS ESCROW HOLDER AGREES IN WRITING.

a. TAXPAYER IDENTIFICATION NUMBER REPORTING

Federal law requires Escrow Holder to report seller's social security number or tax identification number (both numbers are hereafter referred to as the "TIN"), forwarding address, and the gross sales price to the Internal Revenue Service ("IRS"). To comply with the USA PATRIOT Act, certain taxpayer identification information (including, but not limited to, the TIN) may be required by Escrow Holder from certain persons or entities involved (directly or indirectly) in the transaction prior to closing.

Escrow cannot be closed nor any documents recorded until the information is provided and certified as to its accuracy to Escrow Holder. The parties agree to promptly obtain and provide such information as requested by Escrow Holder.

b. STATE WITHHOLDING & REPORTING

In accordance with Section 18662 of the Revenue and Taxation Code (R&TC), a buyer may be required to withhold an amount equal to 3 1/3% (.0333) of the sale price, or an optional gain on sale withholding amount certified by the seller in the case of a disposition of California real property interest by either:

1. A seller who is an individual, trust, estate, or when the disbursement instructions authorize the proceeds to be sent to a financial intermediary of the sellers.

4. A Corporate Seller that has its permanent place of business in California immediately after the transfer of title to the California property.

The buyer may become subject to penalty for failure to withhold an amount equal to the greater of 10 percent of the amount required to be withheld or five hundred dollars (\$500).

However, notwithstanding any other provision included in the California statutes referenced above, no buyer will be required to withhold any amount or be subject to penalty for failure to withhold if any of the following applies:

3. The sale price of the California real property conveyed does not exceed one hundred thousand dollars (\$100,000).

4. The seller executes a written certificate under the penalty of perjury certifying that the seller is a corporation with a permanent place of business in California.

5. The seller, who is an individual, trust, estate, or a corporation without a permanent place of business in California, executes a written certificate under the penalty of perjury of any of the following:

(a) The California real property being conveyed is the seller's or decedent's principal residence (within the meaning of Section 121 of the Internal Revenue Code (IRC)).

(b) The last use of the property being conveyed was by the transferor as the transferor's principal residence (within the meaning of IRC Section 121).

(c) The California real property being conveyed is, or will be, exchanged for property of like kind (within the meaning of IRC Section 1031), but only to the extent of the amount of gain not required to be recognized for California income tax purposes under IRC Section 1031.

(d) The California real property has been compulsorily or involuntarily converted (within the meaning of IRC Section 1033) and the seller intends to acquire property similar or related in service or use so as to be eligible for nonrecognition of gain for California income tax purposes under IRC Section 1033.

(e) The California real property transaction will result in a loss or net gain not required to be recognized for California income tax purposes. The seller is subject to penalty for knowingly filing a fraudulent certificate for the purpose of avoiding the withholding requirement.

Contact FTB: For additional information regarding California withholding or for the Alternative Withholding, contact the Franchise Tax Board at (toll free) 888-792-4900, by e-mail WSCS.GEN@ftb.ca.gov; or visit their website at www.ftb.ca.gov.

C. FEDERAL WITHHOLDING & REPORTING

Certain federal reporting and withholding requirements exist for real estate transactions where the seller (transferor) is a non-resident alien, a non-domestic corporation, partnership, or limited liability company; or a domestic corporation, partnership or limited liability company controlled by non-residents; or non-resident corporations, partnerships or limited liability companies.

D. TAXPAYER IDENTIFICATION DISCLOSURE

Federal and state laws require that certain forms include a party's TIN and that such forms or copies of the forms be provided to the other party and to the applicable governmental authorities. Parties to a real estate transaction involving seller-provided financing are required to furnish, disclose, and include the other party's TIN in their tax returns. Escrow Holder is authorized to release a party's TINs and copies of statutory forms to the other party and to the applicable governmental authorities in the foregoing circumstances. The parties agree to hold Escrow Holder harmless against any fees, costs, or judgments incurred and/or awarded because of the release of their TIN as authorized herein.

20. AGREEMENT TO ARBITRATE

a. The parties acknowledge that they are entering into this arbitration agreement in connection with escrow services related to a real estate transaction. The parties agree that **all disputes and claims involving First American Title Company ("Escrow Holder") that arise out of or relate to the escrow services or related real estate transaction in any way must be resolved by arbitration**. This arbitration agreement is intended to be broadly interpreted, and the obligation to arbitrate includes disputes or claims brought by or against the parties' respective affiliates, owners, agents, employees, representatives, predecessors, successors, assigns, and any beneficiaries of the escrow services, such as those with an interest in the underlying real estate transaction or who are or intend to be occupants, tenants, or owners of the property. Notwithstanding the foregoing, any party may bring an individual action in small claims court, so long as the action remains in that court. Any dispute as to the arbitrability of claims or the scope or enforceability of this arbitration provision, or as to the interpretation of paragraph (d) below, is for the court to decide. The services provided by Escrow Holder evidence a transaction in interstate commerce, and thus the Federal Arbitration Act governs the interpretation and enforcement of this provision. This arbitration provision shall survive termination of the Escrow.

D. Arbitration Procedures. The parties shall be bound by the terms of this arbitration provision. The arbitration will be governed by the Commercial Arbitration Rules or, where applicable, the Consumer Arbitration Rules (collectively, "AAA Rules") of the American Arbitration Association ("AAA"), as modified by this arbitration provision. The AAA Rules are available online at www.adr.org or by calling the AAA at 1-800-778-7879. The AAA shall administer the arbitration. If the AAA is unavailable, the arbitration will be administered by another arbitration provider that the parties agree to or that the court selects. Arbitrators may consider but shall not be bound by rulings in prior arbitrations involving different customers. Arbitrators shall be bound by rulings in prior arbitrations involving the same customer to the extent required by applicable law. Unless the parties agree otherwise, any in-person arbitration hearings shall be in the county in which the underlying real estate at issue in the transaction is located.

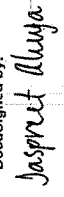
c. Arbitration Costs. The Escrow Holder will pay all AAA filing, administrative, and arbitrator fees for any arbitration that the Escrow Holder commences. If another party commences arbitration and the value of that claim is \$75,000 or less (to either party), the Escrow Holder will pay all AAA fees. If, however, the arbitrator finds that the substance of such a claim or the relief sought is frivolous or brought for an improper purpose (as measured by the standards in Federal Rule of Civil Procedure 11(b)), then the payment of all AAA fees shall be governed by the AAA Rules.

d. Prohibition of Class or Representative Actions and Non-Individualized Relief. UNDER THIS AGREEMENT, ANY CLAIM MUST BE BROUGHT ONLY IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS A PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY PURPORTED CLASS, REPRESENTATIVE, OR PRIVATE ATTORNEY GENERAL PROCEEDING. Further, unless all parties agree otherwise, the arbitrator may not consolidate more than one person's claims, and may not otherwise preside over any form of a class, representative, or private attorney general proceeding. The arbitrator may award any relief that a court could award, so long as the relief is individualized to the claimant and would not affect other persons. No party may seek non-individualized relief that would affect persons other than the parties themselves. If a court decides that applicable law precludes enforcement of any of this paragraph's limitations as to a particular claim or request for a particular remedy (such as a request for injunctive relief), then that claim or request for that remedy must be brought in court and all other claims and requests for remedies must be arbitrated in accordance with this agreement.

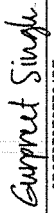
The undersigned acknowledge receipt of Escrow Holder's Escrow General Provisions and our signatures below deem our approval of the provisions.

Buyer/Borrower

Technology and Division LLC, a California limited liability company

DocuSigned by:

By: _____
AC8079DDDEF3C438.....

Name: Jaspreet Ahuja
Title: Member

DocuSigned by:

By: _____
Name: Gurpreet Singh
Title: Member

Seller

Division Street and Avenue P8, LLC, a California limited liability company

By: _____
Name: Bei Qin
Title: Executive Manager

lacounty.gov



Los Angeles County
Treasurer and Tax Collector



Property Tax Payment Inquiry

Last updated Tuesday January 18, 2022

Assessor ID Number: 3006-015-006 Year: 21 Seq. No.: 000

ELECTRONIC FUND TRANSFER (EFT) NUMBER
ID#: 19 3006 015 006 9 YEAR: 21 SEQUENCE: 000 5

READ & APPROVED

DocuSigned by:
Garrett Singh
6DDE270E9764FE AC8079DDEF3C438...

Installment 1

Tax Amount	\$851.30
Penalty Amount	\$0.00
Total Due	\$851.30
Paid Amount	\$851.30
Balance Due	\$0.00
Delinquent If Not Paid By	

Installment 2

Tax Amount	\$851.30
Pen/Cost Amount	\$0.00
Total Due	\$851.30
Paid Amount	\$851.30
Balance Due	\$0.00
Delinquent If Not Paid By	

Message:

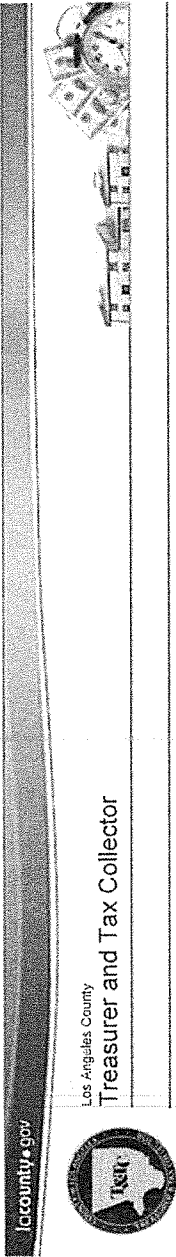
Tax Status: CURRENT

Select Another Account

For help or inquiries regarding online payments, contact us at info@ttc.lacounty.gov.
Our business hours are 8:00 a.m. to 5:00 p.m., Pacific Time, Monday through Friday, excluding Los Angeles County holidays.
Our office is located in the Kenneth Hahn Hall of Administration, 225 North Hill Street, First Floor Lobby, Los Angeles, CA 90012.
If you are having trouble using this site, it may be because you are using a slightly older internet browser or an unsupported internet browser.
See a [list of supported internet browsers](#).

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Property Tax Payment Inquiry

Last updated Tuesday January 18, 2022

Assessor ID Number: 3006-015-007 Year: 21 Seq. No.: 000

ELECTRONIC FUND TRANSFER (EFT) NUMBER
ID#: 19 3006 015 007 8 YEAR: 21 SEQUENCE: 000 5

Installment 1	
Tax Amount	\$1,101.32
Penalty Amount	\$0.00
Total Due	\$1,101.32
Paid Amount	\$1,101.32
Balance Due	\$0.00
Delinquent If Not Paid By	

Installment 2	
Tax Amount	\$1,101.30
Pen/Cost Amount	\$0.00
Total Due	\$1,101.30
Paid Amount	\$1,101.30
Balance Due	\$0.00
Delinquent If Not Paid By	

READ & APPROVED
DocuSigned by:
Garipnet Singh
6D0F270E97764BF...
Garipnet Singh
6D0F270E97764BF...

Message:

Tax Status: CURRENT

Select Another Account

For help or inquiries regarding online payments, contact us at info.ttc.lacounty.gov.
Our business hours are 8:00 a.m. to 5:00 p.m., Pacific Time, Monday through Friday, excluding Los Angeles County holidays.
Our office is located in the Kenneth Hahn Hall of Administration, 225 North Hill Street, First Floor Lobby, Los Angeles, CA 90012.
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CLTA Preliminary Report Form

(Rev. 11/06)

Order Number: 4307-6763224

Page Number: 1

Updated/Amended 1-20-2022



First American Title

First American Title Company

12880 Saratoga-Sunnyvale Road

Saratoga, CA 95070

California Department of Insurance License No. 151

Escrow Officer:

Phone:

Fax No.:

E-Mail:

Sue Chen

(408)867-9915

(866)404-5899

suechen@firstam.com

E-Mail Loan Documents to:

SaratogaEDocs@firstam.com

Buyer:

Owner:

Property:

Jaspreet Ahuja and Raman Singh
Division Street and Avenue P-8, LLC
Vacant Land
Palmdale, CA 93550

READ & APPROVED

DocuSigned by:

DocuSigned by:

Jaspreet Singh
6DDF270E97763BF... AC8079DD0EF3C438...

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this 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 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 CLTA and ALTA Homeowner's Policies 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 condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

Please be advised that any provision contained in this document, or in a document that is attached, linked or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.

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 December 30, 2021 at 7:30 A.M.

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

To Be Determined

A specific request should be made if another form or additional coverage is desired.

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

Division Street and Avenue P8, LLC

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

FEE

The Land referred to herein is described as follows:

(See attached Legal Description)

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

1. General and special taxes and assessments for the fiscal year 2022-2023, a lien not yet due or payable.
2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
3. An easement for PIPES OR AQUEDUCTS and incidental purposes in the document recorded as BOOK 4941, PAGE 126 OF OFFICIAL RECORDS.
4. Covenants, conditions, and restrictions in the document recorded November 14, 1956 as INSTRUMENT NO. 2253 IN BOOK 52846, PAGE 76 of Official Records, which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value, but deleting any covenant, condition, or restriction, if any, indicating a preference, limitation, or discrimination based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, disability, handicap, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, to the extent that such covenants, conditions or restrictions violate applicable state or federal laws. 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.

5. An easement for PIPE LINES FOR IRRIGATION AND DOMESTIC WATER SERVICES and incidental purposes in the document recorded November 14, 1956 as INSTRUMENT NO. 2253 IN BOOK 52846, PAGE 76 OF OFFICIAL RECORDS.
6. An easement for FUTURE ROAD and incidental purposes in the document recorded November 19, 1956 as INSTRUMENT NO. 1622 OF OFFICIAL RECORDS.
(Affects PARCEL B)
7. An easement for ELECTRIC LINE and incidental purposes, recorded June 18, 1957 as INSTRUMENT NO. 3783 IN BOOK 54818, PAGE 333 OF OFFICIAL RECORDS.
In Favor of: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
Affects: as described therein
8. An easement for FUTURE ROAD and incidental purposes in the document recorded April 22, 1959 as INSTRUMENT NO. 313 OF OFFICIAL RECORDS.
(Affects PARCEL A)
9. An easement for PUBLIC ROAD AND HIGHWAY and incidental purposes, recorded January 10, 1964 as INSTRUMENT NO. 5861 of Official Records.
In Favor of: COUNTY OF LOS ANGELES
Affects: PARCEL B
10. An easement for PUBLIC ROAD AND HIGHWAY and incidental purposes, recorded March 05, 1970 as INSTRUMENT NO. 2254 OF OFFICIAL RECORDS.
In Favor of: COUNTY OF LOS ANGELES
Affects: as described therein
11. An easement for FUTURE ROAD and incidental purposes in the document recorded February 22, 1974 as INSTRUMENT NO. 3351 OF OFFICIAL RECORDS.
(Affects PARCEL B)
12. An easement for FUTURE ROAD and incidental purposes in the document recorded February 22, 1974 as INSTRUMENT NO. 3352 OF OFFICIAL RECORDS.
(Affects PARCEL A)
13. An easement for FUTURE ROAD and incidental purposes, recorded April 28, 1987 as INSTRUMENT NO. 87-663037 OF OFFICIAL RECORDS.
In Favor of: ALBERT BACCASH, MARY BACCASH AND AGNES BACCASH
Affects: as described therein
14. Rights of the public in and to that portion of the Land lying within any Road, Street, Alley or Highway.
15. Water rights, claims or title to water, whether or not shown by the Public Records.

16. Any claim that any portion of the land is below the ordinary high water mark where it was located prior to any artificial or avulsive changes in the location of the shoreline or riverbank.
17. Any rights, interests, or easements in favor of the public, which exist or are claimed to exist over any portion of said land covered by water, including a public right of access to the water.
18. Any claim that any portion of the land is or was formerly tidelands or submerged lands.
- ~~19.~~ The new lender, **if any**, for this transaction may be a Non-Institutional Lender. If so, the Company will require the Deed of Trust to be signed before a First American approved notary.
- ~~20.~~ Rights of parties in possession.
- ~~21.~~ This transaction may be subject to a Geographic Targeting Order ("GTO") issued pursuant to the Bank Secrecy Act. Information necessary to comply with the GTO must be provided prior to the closing. This transaction will not be insured until this information is submitted, reviewed and found to be complete.

Prior to the issuance of any policy of title insurance, the Company will require:

- ~~22.~~ With respect to DIVISION STREET AND AVENUE P8, LLC, a limited liability company:
- a. A copy of its operating agreement and any amendments thereto;
 - b. If it is a California limited liability company, that a certified copy of its articles of organization (LLC-1) and any certificate of correction (LLC-11), certificate of amendment (LLC-2), or restatement of articles of organization (LLC-10) be recorded in the public records;
 - c. If it is a foreign limited liability company, that a certified copy of its application for registration (LLC-5) be recorded in the public records;
 - d. With respect to any deed, deed of trust, lease, subordination agreement or other document or instrument executed by such limited liability company and presented for recordation by the Company or upon which the Company is asked to rely, that such document or instrument be executed in accordance with one of the following, as appropriate:
 - (i) If the limited liability company properly operates through officers appointed or elected pursuant to the terms of a written operating agreement, such document must be executed by at least two duly elected or appointed officers, as follows: the chairman of the board, the president or any vice president, and any secretary, assistant secretary, the chief financial officer or any assistant treasurer;
 - (ii) If the limited liability company properly operates through a manager or managers identified in the articles of organization and/or duly elected pursuant to the terms of a written operating agreement, such document must be executed by at least two such managers or by one manager if the limited liability company properly operates with the existence of only one manager.
 - e. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require

INFORMATIONAL NOTES

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable 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. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

1. General and special taxes and assessments for the fiscal year 2021-2022.

First Installment: \$851.30, PAID
Penalty: \$0.00
Second Installment: \$851.30, PAID
Penalty: \$0.00
Tax Rate Area: 52-15576
A. P. No.: 3006-015-006

(Affects PARCEL A)

2. General and special taxes and assessments for the fiscal year 2021-2022.

First Installment: \$1,101.32, PAID
Penalty: \$0.00
Second Installment: \$1,101.30, PAID
Penalty: \$0.00
Tax Rate Area: 52-15576
A. P. No.: 3006-015-007

(Affects PARCEL B)

3. The property covered by this report is vacant land.

4. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

None

5. We find no outstanding voluntary liens of record affecting subject property. Disclosure should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any possible security interest in the subject property.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American 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.

Order Number: 4307-6763224
Page Number: 6

LEGAL DESCRIPTION

Real property in the City of Palmdale, County of Los Angeles, State of California, described as follows:

PARCEL A: (APN: 3006-015-006)

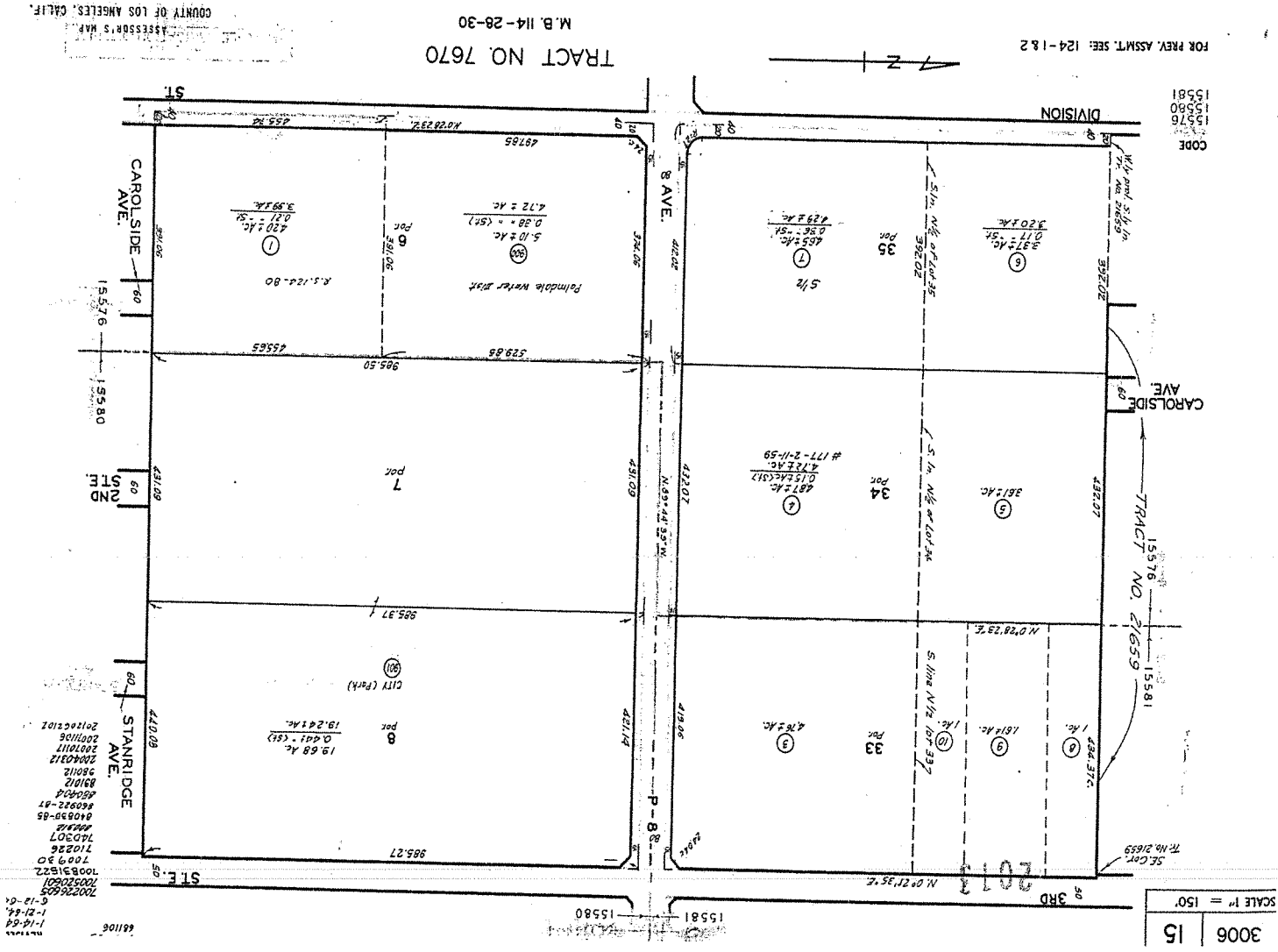
THE NORTH HALF OF LOT 35 OF TRACT NO. 7670, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 114, PAGES 28 TO 30 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM, THAT PORTION OF SAID LAND LYING NORTHERLY OF THE SOUTHERLY LINE OF TRACT NO. 21659, AS PER MAP RECORDED IN BOOK 615, PAGES 60 AND 61 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM, THAT PORTION OF SAID LAND LYING NORTHERLY OF THE SOUTHERLY LINE OF TRACT NO. 21659, AS PER MAP RECORDED IN BOOK 615, PAGES 60 AND 61 OF SAID MAPS, IN ITS WESTERLY PROLONGATION, EXTENDING TO THE WESTERLY LINE OF SAID LOT 35.

PARCEL B: (APN: 3006-015-007)

THE SOUTH ONE-HALF OF LOT 35 OF TRACT NO. 7670, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 114, PAGES 28 TO 30 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



Order Number: **4307-6763224**
Page Number: 8

NOTICE

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

Order Number: 4307-6763224
Page Number: 9

EXHIBIT A
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)

CLTA STANDARD COVERAGE POLICY – 1990
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the public records at Date of Policy.

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;

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- d. improvements on the Land;
- e. land division; and
- f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.

3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.

4. Risks:

- a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
- b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
- c. that result in no loss to You; or
- d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.

6. Lack of a right:

- a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
- b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.

8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.

9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$10,000
Covered Risk 18:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 19:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 21:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$5,000

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

2. Rights of eminent domain. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

3. Defects, liens, encumbrances, adverse claims, or other matters

(a) created, suffered, assumed, or agreed to by the Insured Claimant;

(b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
 5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
 6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
 7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

[Except as provided in Schedule B - Part II,] t[or]This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

[PART I

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:]

2006 ALTA OWNER'S POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

2. (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
3. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

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- (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
 5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of: [The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.
7. [Variable exceptions such as taxes, easements, CC&R's, etc. shown here.]

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
- or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the

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Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.

7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.



First American Title™

Privacy Notice

Effective: October 1, 2019

Notice Last Updated: January 1, 2022

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as "First American," "we," "us," or "our") collect, use, store, and share your information with the exception that a subsidiary or affiliate has their own privacy policy, that policy governs. This Privacy Notice applies to information we receive from you offline only, as well as from third parties, when you interact with us and/or use and access our services and products ("Products"). For more information about our privacy practices, including our online practices, please visit <https://www.firstam.com/privacy-policy/>. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

What Type Of Information Do We Collect About You? We collect a variety of categories of information about you. To learn more about the categories of information we collect, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Information? We collect your information: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

How Do We Use Your Information? We may use your information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. To learn more about how we may use your information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Share Your Information? We do not sell your personal information. We only share your information, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. To learn more about how we share your information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Store and Protect Your Information? The security of your information is important to us. That is why we take commercially reasonable steps to make sure your information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your information.

How Long Do We Keep Your Information? We keep your information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

International Jurisdictions: Our Products are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.**

Contact Us dataprivacy@firstam.com or toll free at 1-866-718-0097.

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First American Title™

For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018 ("CCPA"). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

Right to Know. You have a right to request that we disclose the following information to you: (1) the categories of personal information we have collected about or from you; (2) the categories of sources from which the personal information was collected; (3) the business or commercial purpose for such collection and/or disclosure; (4) the categories of third parties with whom we have shared your personal information; and (5) the specific pieces of your personal information we have collected. To submit a verified request for this information, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097.

Right of Deletion. You also have a right to request that we delete the personal information we have collected from and about you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097.

Verification Process. For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Notice of Sale. We do not sell California resident information, nor have we sold California resident information in the past 12 months. To the extent any First American affiliated entity has a different practice, it will be stated in the applicable privacy policy. We have no actual knowledge of selling the information of minors under the age of 16.

Right of Non-Discrimination. You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

Notice of Collection. To learn more about the categories of personal information we have collected about California residents over the last 12 months, please see "What Information Do We Collect About You" in <https://www.firstam.com/privacy-policy>. To learn about the sources from which we have collected that information, the business and commercial purpose for its collection, and the categories of third parties with whom we have shared that information, please see "How Do We Collect Your Information", "How Do We Use Your Information", and "How Do We Share Your Information" in <https://www.firstam.com/privacy-policy>.

Notice of Sale. We have not sold the personal information of California residents in the past 12 months.

Notice of Disclosure. To learn more about the categories of personal information we may have disclosed about California residents in the past 12 months, please see "How Do We Use Your Information" and "How Do We Share Your Information" in <https://www.firstam.com/privacy-policy>.

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American Land Title Association

ALTA Settlement Statement - Seller
Adopted 05-01-2015

File No.: 4307-6763224

Printed: 01/27/2022, 9:50 AM

Officer/Escrow Officer: Sue Chen/SC

Settlement Location:

12880 Saratoga-Sunnyvale Road, Saratoga, CA
95070

First American Title Company

12880 Saratoga-Sunnyvale Road • Saratoga, CA 95070
Phone: (408)867-9915 Fax: (866)404-5899

Estimated Settlement Statement



Property Address: Vacant Land, Palmdale, CA 93550

Buyer: Technology and Division LLC

Seller: Division Street and Avenue P8, LLC

Lender:

Settlement Date: 01/31/2022

Disbursement Date:

Description		Seller	
		Debit	Credit
Financial			
Sale Price			395,000.00
Prorations/Adjustments			
County Taxes 01/31/22 to 07/01/22 @\$851.30/semi			714.15
County Taxes 01/31/22 to 07/01/22 @\$1,101.32/semi			923.89
Title Charges & Escrow / Settlement Charges			
ALTA Owners Policy Standard to First American Title Company		1,285.00	
Escrow Fee to First American Title Company		600.00	
Notary/Signing Fee to First American Title Company		100.00	
Commission			
Real Estate Commission to Coldwell Banker Commercial Valley Realty		19,750.00	
Real Estate Commission to Keystone Firm		19,750.00	
Government Recording and Transfer Charges			
County Documentary Transfer Tax		434.50	
Miscellaneous			
Natural Hazard Disclosure (NHD) to JCP-LGS Reports Natural Hazard Disclosures		163.95	
Subtotals			
Due To Seller		42,083.45	396,638.04
Totals		354,554.59	
		396,638.04	396,638.04

Escrow related fees including separate fees for overnight mail- courier or notary services that are not included as part of First American's filed escrow fee may include a markup over the direct cost to First American for such services.

Our wire instructions do not change. Our banking institution is First American Trust. If you receive an email or other communication that appears to be from us or another party involved in your transaction instructing you to wire funds to a

bank other than First American Trust, you should consider it suspect and you must call our office at an independently verified phone number. Do not inquire with the sender.

Acknowledgement

We/I have carefully reviewed the Estimated ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements to be made on my account or by me in this transaction and further certify that I have received a copy of the Estimated ALTA Settlement Statement. This Estimated Settlement Statement is subject to changes, corrections or additions at the time of final computation of Escrow Settlement Statement. We/I authorize First American Title Company to cause the funds to be disbursed in accordance with the Final ALTA Settlement Statement to be provided to me/us at closing.

Seller(s):

Division Street and Avenue P8, LLC, a California
limited liability company

By: _____



Name: Bei Qin

Title: Executive Manager

This Company conducts the handling of escrow business pursuant to Department of Insurance, State of California, License Number CA, 151.



First American Title

First American Title Company
12880 Saratoga-Sunnyvale Road
Saratoga, CA 95070
(408)867-9915
Fax - (866)404-5899

SALE CLOSING ESCROW INSTRUCTIONS

To: **First American Title Company, Escrow Holder**
Sue Chen, Escrow Officer

File No.: **4307-6763224 (SC)**
Date: **January 27, 2022**
Estimated Closing Date: **January 31, 2022**
Purchase Price: **395,000.00**

Re: **Vacant Land, Palmdale, CA 93550 ("Property")**
Technology and Division LLC ("Buyer")
Division Street and Avenue P8, LLC ("Seller")

These instructions are not intended to alter, modify or change the purchase contract and/or escrow instructions between the parties hereto, including the California Purchase Agreement and Joint Escrow Instructions ("Agreement") with any addendums/amendments thereto, for the above referenced property except with respect to the following:

Final Approvals: Buyer's and Seller's signatures on the estimated settlement statements to be presented to Escrow Holder prior to the close of escrow will constitute their specific acknowledgement to Escrow Holder that all conditions precedent have been released, approved and/or waived and Escrow Holder is instructed to proceed to close this escrow.

Deposits to Escrow: The balance of the down payment and/or purchase price and closing costs shall be deposited with Escrow Holder by wired funds to Escrow Holder's bank, F.A. Trust, according to wire instructions provided to the Buyer by Escrow Holder. Please note that our wire instructions **do not change**. If you receive an e-mail or any other communication that appears to be generated from a First American employee that contains new, revised or altered bank wire instructions to a bank other than F.A. Trust, consider it suspect and call our office at a number you trust.

Vesting: Buyer directs that title to the Property be vested as follows:

Technology and Division LLC, a California limited liability company

as: _____

Title Approval: Buyer acknowledges receipt of a copy of the Preliminary Report issued in connection with this escrow for the above-referenced property and containing the legal description of the property which is the subject of this escrow.

Buyer approves the contemplated policy form and acknowledges that the Policy of Title Insurance shall be subject to all exceptions shown on the Preliminary Report except:

1. Delinquent general and special taxes, assessments and/or bonds
2. Voluntary and/or involuntary liens created by Seller or prior owner not assumed by Buyer
3. Deed(s) of Trust not assumed by Buyer

4. The following items which are specifically disapproved by Buyer: _____
Buyer initial(s): _____

(Buyer: please list above the numbers of the specific exceptions on the preliminary report which are disapproved and initial.)

The policy shall also be subject to any deeds of trust and or other voluntary liens executed by Buyer as part of this escrow and general and special taxes and assessments which as of the date of close of escrow are a lien not yet due and payable.

Buyer further acknowledges that First American Title Company has not examined the public records for any involuntary liens that may be of record against the undersigned Buyer(s).

Buyer understands that, should there be any involuntary liens recorded against the Buyer at the time Buyer acquires title, these involuntary liens will become liens on the title to the property.

State and Local Transfer Forms: Buyer and Seller acknowledge that state law and local ordinances may require the completion and submittal of certain certificates or applications, proof of compliance, disclosures or physical modifications such as to sewer laterals and to sidewalks, in connection with the transfer of ownership of the subject property, referred to herein as "Local Transfer Obligations." Buyer and Seller further acknowledge and agree that the completion or submittal of these Local Transfer Obligations shall be handled outside of escrow and are not the responsibility of Escrow Holder. Specifically, Escrow Holder is not responsible for: 1) identifying or advising regarding any such requirements, 2) furnishing, completing or submitting forms, or 3) paying or disbursing any funds in connection therewith. Buyer and Seller authorize and instruct Escrow Holder to close this escrow without inquiry or concern regarding the status of any Local Transfer Obligations.

In the event Escrow Holder agrees to receive any forms for forwarding to other parties or governmental agencies, Escrow Holder will be performing such actions as an accommodation only, and shall have no responsibility for the sufficiency or completeness of the documents, nor any responsibility for follow up or correction of any deficiencies. If Escrow Holder has transmitted any type of filing fee on behalf of the parties by its check and the check remains un-negotiated and becomes stale-dated or is returned to Escrow Holder by the agency, the parties instruct Escrow Holder to void its check and disburse the funds to the Buyer. Any related forms that are returned to Escrow Holder shall also be forwarded to the Buyer.

Cash Purchase No Insurance: All parties acknowledge that the subject property is being purchased as a cash transaction. Therefore, hazard insurance will not be obtained through escrow. It shall be the Buyer's responsibility to obtain insurance and pay the premium outside of this escrow.

Estimated Settlement Statement: Upon Close of Escrow, Escrow Holder is instructed to disburse in accordance with the executed "Estimated Settlement Statement".

Fire Insurance: The undersigned acknowledges lender's requirement of fire insurance coverage. Insurance Agent and Company Name: _____ Phone Number: _____
Policy/Endorsement is to be supplied prior to close of escrow. Escrow holder is authorized and instructed to pay any premium due necessary to satisfy lender's requirements.

Escrow not responsible for payment of bills: The parties acknowledge that any charges for work or inspections on the property are solely the responsibility of the parties to this escrow. Escrow Holder will not be responsible for payment of or collection of payment from parties to this escrow for any bills submitted to escrow other than those that have been approved for payment on the Buyer's, Seller's and Borrower's settlement statements. If bills are submitted by Seller, Buyer or their agents after the settlement statements have been approved, they will be charged to the respective party as verbally instructed by the submitting party.

Prorations: All prorations for the Property are to be handled in escrow as reflected on the "Estimated Settlement Statement." The parties understand and agree that (1) Escrow Holder will **not** prorate municipal utilities, and (2) the transfer of the utilities must be handled by the parties outside of escrow.

Warranty Regarding Encumbrances: The undersigned warrant and guarantee that there are no outstanding liens or Deeds of Trust or Mortgages affecting the property, other than those shown on the preliminary report described herein. Initials B.O.

Document/Funds Delivery: After Close of Escrow, all documents, funds and statements are to be sent to the undersigned at the addresses provided to Escrow Holder.

Escrow General Provisions: The parties acknowledge receipt of and agree to the Escrow General Provisions, which are incorporated by reference. Those Provisions, among other things, require the resolution of disputes by arbitration on an individual basis; class actions and jury trials are not permitted.

SELLER:

Division Street and Avenue P8, LLC, a California
limited liability company

By: 
Name: Bei Qin
Title: Executive Manager

Please indicate your forwarding address and phone number:

7120 BLUE HILL DR
SAN JOSE, CA 95129

Home Phone: 408-981-6181
Cell Phone: ✓
Work Phone: _____
Email Address: bei.beiqin@gmail.com

BUYER:

Technology and Division LLC, a California limited
liability company

By: _____
Name: Jaspreet Ahuja
Title: Member

By: _____
Name: Gurpreet Singh
Title: Member

Please indicate your forwarding address and phone number:

Home Phone: _____

Cell Phone: _____

Work Phone: _____

Email Address: _____