

Attachment D
Parcel Map Guarantee

Cara Mia II, LLC
And
Nancy B. Ausonio
PLN100638



OLD REPUBLIC
TITLE COMPANY

41 E. San Luis St.
Salinas, CA 93901
(831) 757-8051 Fax: (831)757-8566

PRELIMINARY REPORT

Our Order Number 0721026346-KS

ALADIN PROPERTIES, LP
11420-A COMMERCIAL PARKWAY
CASTROVILLE, CA 95012

Attention: LINDA AUSONIO GRIER

When Replying Please Contact:

Ken Sivertson
KSivertson@ortc.com
(831) 757-8051

Property Address:

10735 Ocean Mist Parkway, Castroville, CA 95012
[Unincorporated area of Monterey County]

In response to the above referenced application for a policy of title insurance, OLD REPUBLIC TITLE 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 Homeowner's Policy of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of September 19, 2011, at 7:30 AM

OLD REPUBLIC TITLE COMPANY

For Exceptions Shown or Referred to, See Attached

Page 1 of 6 Pages

OLD REPUBLIC TITLE COMPANY
ORDER NO. 0721026346-KS

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

ALTA Loan Policy - 2006. A specific request should be made if another form or additional coverage is desired.

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

Fee as to Parcel(s) I and an Easement as to Parcel(s) II

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

Cara Mia II, LLC, a California limited liability company, as to an undivided 58.8% interest and Nancy B. Ausonio, Trustee of the Nancy Ausonio Trust, as to an undivided 41.2% interest

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

PARCEL I:

Lot 3 as shown on that certain Map filed for record September 5, 1994 in Volume 19 of Surveys at Page 89 filed in the Office of the County Recorder, County of Monterey, State of California.

Excepting therefrom all minerals and mineral rights, interests, and royalties, including, without limiting, the generality thereof, oil, gas and other hydrocarbon substances, as well as metallic or other solid minerals, in and under the property; however, grantor or its successors and assigns, shall not have the right for any purpose whatsoever to enter upon, into or through the surface of the property in connection therewith as reserved in the Deed from Southern Pacific Transportation Company, a Delaware corporation recorded September 30, 1993 in Reel 3002 of Official Records, at Page 1432.

PARCEL II:

A non-exclusive easement for private road and public utilities over that portion lying within "Cara Mia Parkway" as shown and designated on that Map entitled "Castroville Industrial Park, West Tract 1215" filed July 6, 1994 in Volume 18, Cities and Towns, Page 41, in the Office of the County Recorder, Monterey County, California.

Excepting therefrom that portion lying within Parcel I above described.

APN: 030-301-014

OLD REPUBLIC TITLE COMPANY
ORDER NO. 0721026346-KS

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

1. Taxes and assessments, general and special, for the fiscal year 2011 - 2012, as follows:

Assessor's Parcel No	:	030-301-014-000	
Code No.	:	099-026	
1st Installment	:	\$9,573.59	NOT Marked Paid
2nd Installment	:	\$9,573.59	NOT Marked Paid
Land Value	:	\$1,521,370.00	
Imp. Value	:	\$60,451.00	

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

PAID CURRENT TO THE DATE OF THIS POLICY

3. Taxes and assessments, if any, of the Blackie Bond Assessment.

4. Water rights, claims or title to water, whether or not shown by the public records.

5. Redevelopment Plan, as follows:

Entitled	:	Ordinance No. 3194 An Ordinance Adopting the Redevelopment Plan for the Castroville-Pajaro Redevelopment Project
Executed By	:	Board of Supervisors of Monterey County
Recorded	:	December 4, 1986 in Reel 2032 of Official Records, Page 1179 under Recorder's Series Number 65758

6. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as shown on the map filed on July 6, 1994 in Volume 18 of Cities and Towns, at Page 41

✓ For Affects : Public Utilities purposes
: That portion designated "10' P.U.E." lying adjacent to Cara Mia Parkway

✓ For Affects : Private Road and Public Utilities
: That portion lying within Cara Mia Parkway as shown said map

✓ For Affects : Pond Road, Public Utilities and Storm Drainage
: A portion of the southerly 20 feet as shown on said map

7. Covenants, Conditions and Restrictions which do not contain express provisions for forfeiture or reversion of title in the event of violation, but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, as provided in an instrument

Entitled : Castroville Industrial Park West Declaration of Covenants,
Conditions and Restrictions
Executed by : Aladin Properties, a California partnership, et al
Dated : January 23rd, 1995
Recorded : January 27th, 1995 in Reel 3195 of Official Records, Page 360

NOTE: "If this document contains any restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, national origin, source of income as defined in subdivision (p) of section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code. 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."

Said Covenants, Conditions and Restrictions provide that a violation thereof shall not defeat or render invalid the lien of any Mortgage or Deed of Trust made in good faith and for value.

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

For : 25 foot wide drainage easement
Affects : As shown on the Record of Survey Map

9. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : Deed
Reserved by : Aladin Properties, et al
For : Private road and public utilities
Recorded : January 27th, 1995 in Reel 3195 of Official Records, Page 378
Affects : As shown on the filed map

10. Matters in an instrument entitled "Notice of Manufactured Home (Mobilehome) or Commercial Coach, Installation on a Foundation System,"

Executed By : DKD Investments
Recorded : December 20, 2001 in Official Records under Recorder's Series
Number 2001107417

11. Rights and claims of parties in possession.

12. Any unrecorded and subsisting leases.

13. Prior to the issuance of any policy of title insurance, the Company will require the following with respect to Cora Miaa II, LLC, a California Limited Liability Company:

1. A copy of any management or operating agreements and any amendments thereto, together with a current list of all members of said LLC.
2. A certified copy of its Articles of Organization (LLC-1), any Certificate of Correction (LLC-11), Certificate of Amendment (LLC-2), or Restatement of Articles of Organization (LLC-10).
3. Recording a Certified copy of said LLC-1 and any "amendments thereto".

14. Terms and conditions contained in the Ausonio Trust as disclosed by Grant Deed

Recorded : November 6, 2009 in Official Records under Recorder's Series
Number 2009072171

NOTE: The requirement that:
A Certification of Trust be furnished in accordance with Probate Code Section 18100.5
The Company reserves the right to make additional exceptions and/or requirements.

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

- A. The applicable rate(s) for the policy(s) being offered by this report or commitment appears to be section(s) 2.2.

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

NONE

NOTE: Our investigation has been completed and there is located on said land a commercial building known as 10735 Ocean Mist Parkway, Castroville, CA 95012.

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

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

Grant Deed executed by Sammut Brothers, a California general partnership to Cara Mia II, LLC, a California limited liability company, as to an undivided 58.8% interest and Nancy B. Ausonio, Trustee of the Nancy Ausonio Trust, as to an undivided 41.2% interest recorded November 6, 2009 in Official Records under Recorder's Series Number 2009072171.

PRT/lac

**AMERICAN LAND TITLE ASSOCIATION
LOAN POLICY OF TITLE INSURANCE - 2006
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.
 (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
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, 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).

EXCEPTIONS FROM COVERAGE – SCHEDULE B, PART 1, SECTION ONE

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:

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 not shown by the public records.

Old Republic Title Company

Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Old Republic Title Company.

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you such as on applications or other forms.
- Information about your transactions we secure from our files, or from [our affiliates or] others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers, such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Disclosure to Consumer of Available Discounts

Section 2355.3 in Title 10 of the California Code of Regulation necessitates that Old Republic Title Company provide a disclosure of each discount available under the rates that it, or its underwriter Old Republic National Title Insurance Company, have filed with the California Department of Insurance that are applicable to transactions involving property improved with a one to four family residential dwelling.

You may be entitled to a discount under Old Republic Title Company's escrow charges if you are an employee or retired employee of Old Republic Title Company including its subsidiary or affiliated companies or you are a member in the California Public Employees Retirement System "CalPERS" or the California State Teachers Retirement System "CalSTRS" and you are selling or purchasing your principal residence.

If you are an employee or retired employee of Old Republic National Title Insurance Company, or it's subsidiary or affiliated companies, you may be entitled to a discounted title policy premium.

Please ask your escrow or title officer for the terms and conditions that apply to these discounts.

A complete copy of the Schedule of Escrow Fees and Service Fees for Old Republic Title Company and the Schedule of Fees and Charges for Old Republic National Title Insurance Company are available for your inspection at any Old Republic Title Company office.

EXHIBIT A

The land referred to is situated in the unincorporated area of the County of Monterey, State of California, and is described as follows:

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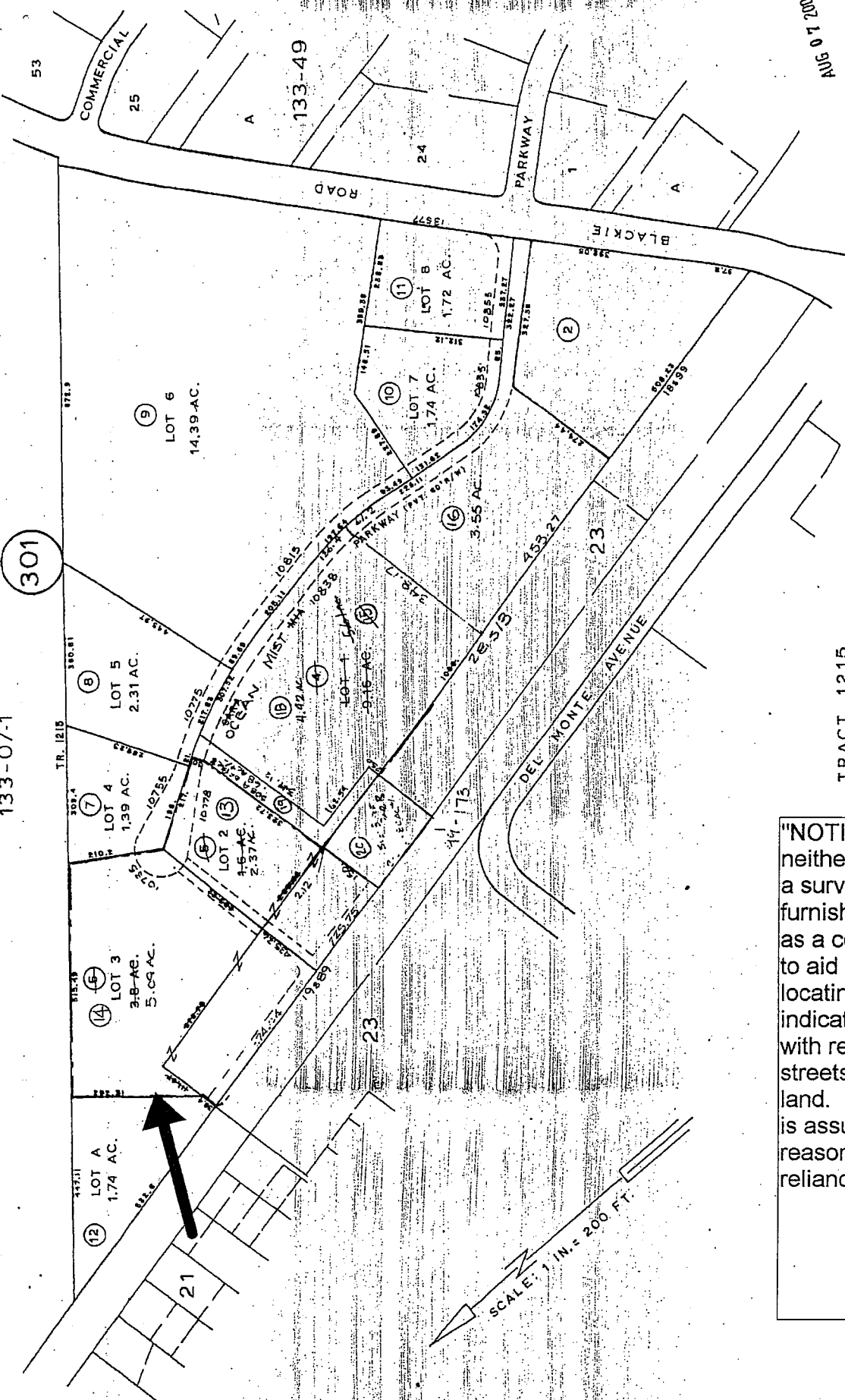
Excepting therefrom that portion lying within Parcel I above described.

APN: 030-301-014

TAX RATE AREA 301

133-07-1

301



AUG 07 2007

BOLSA NUEVA Y MORO COJO RO.
 POR. LOT 139

TRACT 1215
 CASTROVILLE INDUSTRIAL PARK WEST
 RECORDED 7-6-94

"NOTICE: This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to streets and other land. No liability is assumed by reason of any reliance hereon."

421-2293