
Appendix H

Phase I Environmental Site Assessment

Phase I Environmental Site Assessment (ESA)

Report of
Phase I Environmental Site Assessment (ESA)
Quarry Road & Flint Road
Town of Apple Valley
County of San Bernardino, California
APN: 0463-213-03, 05, 07, 08, 29, 33, 34, 35, 36
0463-214-06, 07, 08, 09

Prepared for

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I.0 EXECUTIVE SUMMARY

QUARRY ROAD 200, LLC (the "Client"), has engaged Jeffrey Tartaglino to conduct a Phase 1 Environmental Site Assessment (ESA) of the property located at Quarry Rd. & Flint Rd., Town of Apple Valley CA, subsequently referred to in this report as "the subject property". This assessment was prepared in general accordance with the American Society of Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process (ASTM Designation: E1527-13).

Location of Site: QUARRY RD. & FLINT RD.

City: TOWN OF APPLE VALLEY

County/State: SAN BERNARDINO / STATE OF CALIFORNIA

Assessor Parcel Number(s): APN: 0463-213-03, 05, 07, 08, 09, 29, 33, 34, 35, 36; 0463-2141-06, 07, 08, 09

The site is located on approximately 201.08 acres of land. The current status of the property is Vacant Land. The current Zoning is: Planned Residential Development (PDR)

The results of this assessment have revealed no de minimis conditions associated with the property.

Except for the limitations and exceptions discussed in Section 2.4, this Phase 1 ESA complies with the ASTM Standard E1527-13.

No additional services beyond the scope of the ASTM Standard E1527-13 were conducted as part of this assessment.

FINDINGS AND OPINIONS

Jeffrey Tartaglino has performed this Phase 1 Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of the property located at Quarry Rd. & Flint Rd., Town of Apple Valley, California. Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report. The assessment has identified no evidence of recognized environmental conditions (REC'S) in connection with the Subject Property.

It is our professional opinion that **"No Further Investigation is Required"**.

2.0 INTRODUCTION

QUARRY ROAD 200, LLC (the “Client”), has engaged Jeffrey Tartaglino to conduct a Phase 1 Environmental Site Assessment (ESA) of the property located at Quarry Rd. & Flint Rd., Town of Apple Valley, CA., subsequently referred to in this report as “the subject property”. This assessment was prepared in general accordance with the American Society of Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process (ASTM Designation: E1527-13).

2.1 Purpose

The assessment was designed to provide an objective, independent, professional opinion of the potential environmental risks, if any, associated with the subject property. The purpose of this environmental assessment was to identify recognized environmental conditions at the subject property. “Recognized Environmental Conditions” means the presence or likely presence of any hazardous substances or petroleum products in, on, or at the property: (1) due to any release to the environment, (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The term is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and the generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions.

The identification of recognized environmental conditions in connection with the subject property may impose an environmental liability on owners or operators of the site, reduce the value of the site, or restrict the use or marketability of the site, and therefore, further investigation may be warranted to evaluate the scope and extent of potential environmental liabilities.

2.2 Scope of Services

This assessment was performed in accordance with the scope of services outlined in the American Society of Testing and Materials (ASTM) E 1527-13, Standard Practice for Environmental Site Assessments. There are no exceptions or deletions from the ASTM Practice E 1527-13. The services performed by Jeffrey Tartaglino for this Phase 1 Environmental Site Assessment was conducted in a manner consistent with the level of care and skill ordinarily exercised by firm’s similar doing Phase 1 Environmental Site Assessments. The scope of this assessment includes the following:

Records Review - Review of records (environmental database, local and state records, historical records, etc.)

Site Reconnaissance – A physical inspection of the subject property.

Interviews – Interviews conducted with present and past owners (if feasible), operators and occupants of the subject property; and with local and/or state government officials.

Report Preparation – The evaluation of information and the preparation of the report including the findings and conclusions, if any, for additional investigation(s).

Soils Samples – Were not part of the scope of work for this Phase 1.

Typically, a Phase 1 ESA does not include sampling or testing of air, soil, groundwater, surface water,

or building materials. These activities would be carried out in a Phase II ESA, if required.

2.3 Significant Assumptions

There is a possibility though even with the proper application of these methodologies that there may be conditions that exist on the subject property that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Jeffrey Tartaglino believes that the information obtained from the record review and interviews concerning the subject property are reliable. However, Jeffrey Tartaglino cannot and does not warrant or guarantee that the information provided by these sources is accurate or complete. The methodologies of this assessment are not intended to produce all-inclusive or comprehensive results, but rather to provide the Client with information relating to the subject property.

2.4 Limitations and Exceptions

This report has been prepared for the exclusive use of the Client, and should not be reproduced or disseminated without the written approval of Jeffrey Tartaglino and the Client. Jeffrey Tartaglino has retained a copy of this report. No additions or deletions are permitted without the express written consent of Jeffrey Tartaglino. Use of this report in whole or in part by parties without permission from Jeffrey Tartaglino and the Client is prohibited.

Information obtained from public records review, the site inspection, and interviews were used to characterize the subject property. Although the services provided are extensive, findings and conclusions are limited to and by the information obtained. If information becomes available concerning the subject property that was not included in this report, it should be made available to Jeffrey Tartaglino so that the conclusions can be re-examined and modified, if applicable. Further non-intrusive and intrusive investigations and assessment methods are available that could further characterize the subject property's soils and groundwater conditions.

Jeffrey Tartaglino interviews are limited by the quality and completeness of answers provided by the proposed questions during the interview(s). The extent of historical research performed by Jeffrey Tartaglino is limited to availability, cost, and timeliness of utilizing various resources such as aerial photographs, historical Sanborne Maps, Land Evidence Records (deeds pertaining to historical site ownership), and local directories, all of which may indicate the historical utilization of the subject property. It should be noted that while the chain-of-ownership research and information provided should be accurate, it should in no way be construed as an actual Title search and should not be utilized or relied upon for any legal purposes.

Events occurring on the subject property after the date of the inspection are beyond the scope of this report. Jeffrey Tartaglino makes no expressed or implied representations or warranties regarding any changes in condition of the premises after this date.

In addition, except in the event of gross negligence or willful misconduct by Jeffrey Tartaglino which directly and materially contributes to a defect or deficiency in a plan, permit, entitlement, drawing, specification or other instrument or item of work product of Jeffrey Tartaglino or work product of any sub-consultant engaged by Jeffrey Tartaglino with consent and approval of Client. The Client shall look solely to the party undertaking the defective work and not to Jeffrey Tartaglino. This report is not intended to have any direct bearing on the value of the property.

Jeffrey Tartaglino shall not be liable for any special, consequential or exemplary damages resulting in whole or in part from customer use of the data. Liability on the part of Jeffrey Tartaglino is limited to the monetary value paid for this report. This report does not constitute a legal opinion.

2.5 Special Terms and Conditions

Authorization to perform this assessment was given by QUARRY ROAD 200, LLC. Instructions as to the location of the subject property, access, and an explanation of the subject property and facilities to be assessed were provided by QUARRY ROAD 200, LLC.

The following is a list of terminology that is used throughout this report and therefore should be defined:

Actual Knowledge: The knowledge actually possessed by an individual who is a real person, rather than an entity.

Adjoining Properties: Any real property or properties the border of which is contiguous or partially contiguous with that of the subject property, or that would be contiguous or partially contiguous with that of the subject property but for a street, road, or other public thoroughfare separating them.

All Appropriate Inquiry: That inquiry constituting “all appropriate inquiry into previous ownership and uses of the subject property consistent with good commercial or customary practice” , as defined in CERCLA, 42 U.S.C. 9607 (b)(3), 9607 (q); and 9607 (r), assuming compliance with other elements of the defense.

Activity and Use Limitation (AUL): Legal or physical restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property, (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment.

Business Environmental Risk: A risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in the E 1527-13 practice. Considerations of business environmental risk may involve addressing on or more non-scope considerations.

Controlled Recognized Environmental Condition: A REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls.

Data Failure: A failure to achieve the historical research objections of ASTM 1527-13 even after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap.

Data Gap: A lack of or inability to obtain information required by ASTM 1527-13 despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by the ASTM 1527-13, including but not limited to, site

reconnaissance (for example, an inability to conduct the subject property visit) and interviews (for example, an inability to interview the key subject property manager, regulatory officials, etc.)

Environmental Professional: A person meeting the education, training and experience requirements, as set forth in the ASTM E 1527-13 practice (example, someone who has been a Registered Environmental Assessor with the State of California).

Hazardous Substance: A substance defined as a hazard substance pursuant to CERCLA 42 USC 9601(14), as interpreted by USEPA regulations and the courts.

Historical Recognized Environmental Condition: A past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, AUL's, institutional controls, or engineering controls). Before calling the past release and HREC, the EP must determine whether the past release is a REC at the time the Phase I ESA is conducted (e.g., if there has been a change in the regulatory criteria). If the EP considers this past release to be a REC at the time the Phase I is conducted, the condition shall be included in the conclusions section of the report as a REC.

Migrate / Migration: Refers to movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface.

Obvious: That which is plain or evident; a condition or fact that could not be ignored or overlooked by a reasonable observer while visually or physically observing the subject property.

Occupants: Those tenants, subtenants, or other persons or entities using the subject property or a portion of the subject property.

Owner: Generally the fee owner of record of the subject property.

Practically Reviewable: Information that is practically reviewable means that the information is provided by the source in a manner and in a form that, upon examination, yields information relevant to the subject property without the need for extraordinary analysis of irrelevant data.

Reasonable Ascertainable: Information that is (1) publicly available, (2) obtainable from its source within reasonable time and cost constraints, and (3) practically reviewable.

Recognized Environmental Conditions: The presence or likely presence of any hazardous substances or petroleum products in, on, or at the property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

Subject Property: The real property that is subject to this Phase 1 Environmental Site Assessment.

User: The party seeking to use Practice E 1527-13 to perform an environmental assessment of the subject property.

2.6 User Reliance

This report is for the use and benefit of, and may be relied upon by QUARRY ROAD 200, LLC and any of its affiliates, and third parties authorized by QUARRY ROAD 200, LLC and Jeffrey Tartaglino, including lender(s) in connection with a secured financing of the property, and their respective successors and assigns.

3.0 SITE DESCRIPTION

3.1 Site Description

Location: Quarry Rd. & Flint Rd., Town of Apple Valley CA

Legal Description:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A: THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

PARCEL B: THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF APPLE VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL C: THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL D: THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

PARCEL E: THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN. EXCEPTING THEREFROM A NON-EXCLUSIVE EASEMENT OF 30 FEET ALONG THE SOUTHERLY AND EASTERLY BOUNDARIES FOR INGRESS AND EGRESS AND ALSO EXCEPTING THEREFROM A NONEXCLUSIVE EASEMENT OF 15 FEET ALONG THE WESTERLY BOUNDARY FOR INGRESS AND EGRESS.

PARCEL F: PARCEL 1 OF PARCEL MAP 8448, AS RECORDED IN PARCEL [MAP BOOK 87, PAGE 75](#), RECORDS OF SAN BERNARDINO COUNTY.

PARCEL G: PARCELS 1, 2, 3, AND 4 OF PARCEL MAP 10410 AS RECORDED IN PARCEL [MAP BOOK 122, PAGES 93 AND 94](#), RECORDS OF SAID COUNTY.

PARCEL H: THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL I: THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED May 19, 1857.

PARCEL J: THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL K: THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

APN: 0463-213-03, 0463-213-05, 0463-213-07, 0463-213-08, 0463-213-09, 0463-213-29, 0463-213-33 AND 0463-213-36 APN: 0463-214-06, 0463-214-07, 0463-214-08 AND 0463-214-09

Current Use: Vacant Land

Parcel Number(s): 0463-213-03, 05, 07, 08, 09, 29, 33, 34, 35, 36; 0463-2141-06, 07, 08, 09

Total Land Area: 201.08 acres

Current Zoning: Residential

Elevation: 2,884 ft. above sea level

Owner Information: CARL E. ROSS, as Trustee of the Carl E. Ross Living Trust dated May 23, 1991, as to an undivided 52% interest, CARL E. ROSS, as Trustee of the Safari Ross Family Trust dated June 10, 2004, as to an undivided 24% interest, and CARL E. ROSS, as Trustee of the Remington Ross Family Trust dated June 10, 2004, as to an undivided 24% interest, as tenants in common

3.2 Current Uses of Adjoining Properties

Observations regarding properties located on the south, west, north and east sides of the Site are presented below:

Direction	Description
North	Vacant Land
South	Vacant Land & Residential (0463-213-33)
East	Vacant Land & Residential (0463-214-07)
West	Residential

3.3 Structures, Roads, Other Improvements on the Site

There are no structures on the site.

There are public roads to the property.

Water purveyor is the Town of Apple Valley Water District.
Water improvements are not at the property.

Sewer purveyor is the Town of Apple Valley Water District.
Sewer improvements are not at the property.

Electrical Services are provided by the Town of Apple Valley.
Electrical Services improvements are not at the property.

Gas Services are provided by Southern California Gas.
Gas Services improvements are not at the property.

4.0 USER PROVIDED INFORMATION

4.1 Title Records

The following information is based on historical data reviewed and limited information from San Bernardino County Assessor pertaining to Parcel Number 0463-213-03, 05, 07, 08, 09, 29, 33, 34, 35, 36; 0463-2141-06, 07, 08, 09.

Title to said estate or interest at the date hereof is vested in: CARL E. ROSS, as Trustee of the Carl E. Ross Living Trust dated May 23, 1991, as to an undivided 52% interest, CARL E. ROSS, as Trustee of the Safari Ross Family Trust dated June 10, 2004, as to an undivided 24% interest, and CARL E. ROSS, as Trustee of the Remington Ross Family Trust dated June 10, 2004, as to an undivided 24% interest, as tenants in common.

4.2 Environmental Liens or Activity and Use Limitations (AUL's)

As of this report dated September 21, 2021 there were no known environmental liens, other activity and use limitations (AUL's).

4.3 Special Knowledge

No specialized knowledge in connection with the subject property or facility operations was identified by the User / Client.

4.4 Commonly Known or Reasonably Ascertainable Information

No information was provided regarding any commonly known or reasonably ascertainable information within the local community that is material to REC's in connection with the property. Jeffrey Tartaglino researched online sources for any obvious or commonly known and reasonably ascertainable information regarding the subject property. No information was identified that there is material to REC's in connection with the property.

4.5 Valuation Reduction for Environmental Issues

The Federal AAI rule (40 CFR 312.29) and ASTM E1527-13 require that persons seeking defense to or protection from liability under CERCLA must take into account the relationship of the purchase price to the fair Market value of the property if it were not contaminated to assess whether or not the differential is due to the presence of releases or threatened releases of hazardous substances. This portion of the inquiry is the reasonability of the User, and the User has the option of sharing or not sharing this information with the Environmental Professional performing the Phase 1 ESA.

Jeffrey Tartaglino was not provided with an appraisal for the subject property. No environmental issues were identified by the User / Client that could result in property value reduction.

4.6 Owner, Property Manager and Occupant Information

The subject property is owned by CARL E. ROSS, as Trustee of the Carl E. Ross Living Trust dated May 23, 1991, as to an undivided 52% interest, CARL E. ROSS, as Trustee of the Safari Ross Family Trust dated June 10, 2004, as to an undivided 24% interest, and CARL E. ROSS, as Trustee of the Remington Ross Family Trust dated June 10, 2004, as to an undivided 24% interest, as tenants in common.

4.7 Reason for Performing Phase 1 ESA

The reason for conducting this Phase 1 ESA is part of a commercial real estate due diligence process.

5.0 RECORDS REVIEW

5.1 Standard Environmental Records

Relevant, readily available and practically reviewable documents, records, and other information were obtained and reviewed as part of this Phase 1 ESA.

Federal Source Records and Information

- Environmental Data Resources Inc. (EDR), Federal environmental record database search report.
- U.S. Geological Survey (USGS), Topographic Map of Property.

State of California Source Records and Information

- Environmental Data Resources Inc. (EDR), state environmental record database search report.

Local Municipal Records and Information

- Historical aerial photographs of the subject property and vicinity obtained by EDR, Inc.
- Historical city directories of the subject property and vicinity obtained by EDR, Inc.
- Historical Sanborn Fire Insurance maps of the subject property and vicinity researched by EDR, Inc.
- Topographic Maps obtained by EDR, Inc.
- Town of Apple Valley Planning and Building and Safety.
- County of San Bernardino Assessor
- County of San Bernardino Planning
-

5.2 Federal and State Database Records Search

Jeffrey Tartaglino engaged EDR, Inc. to scan both federal and state environmental record databases and provide a summary of facilities that are identified on any of the lists searched. The federal databases searched, and specified search radii, are as follows.

Federal Database	Search Distance	Target Property	< 1/8	1/8 – 1/4	1/4 - 1/2	1/2 - 1	Total Plotted
Federal Priorities List (NPL) Facilities	1.0 mile	0	0	0	0	0	0
Proposed NPL	1.0 mile	0	0	0	0	0	0
NPL Liens	1.0 mile	0	0	0	0	0	0
De-listed NPL Facilities	1.0 mile	0	0	0	0	0	0
Federal CERCLIS Facilities	.50 mile	0	0	0	0	0	0
SEMS	.50 mile	0	0	0	0	NR	0
SEMS Archive	.50 mile	0	0	0	0	NR	0

**QUARRY ROAD & FLINT ROAD
TOWN OF APPLE VALLEY
COUNTY OF SAN BERNARDINO, CA**

State Database	Search Distance	Target Property	< 1/8	1/8 – 1/4	1/4 - 1/2	1/2 - 1	Total Plotted
RCRA CORRACTS TSDF	1.0 mile	0	0	0	0	1	1
RCRA Non-CORRACTS TSDF	.50 mile	0	0	0	0	0	0
RCRA-LQG	.25 mile	0	0	0	0	0	0
RCRA-SQG	.25 mile	0	0	0	NR	NR	0
RCRA-VSQQ	.25 mile	0	0	0	NR	NR	0
LUCIS	.50 mile	0	0	0	0	NR	0
US Eng. Controls	.50 mile	0	0	0	0	NR	0
US Inst Controls	.50 mile	0	0	0	0	NR	0
Federal EARNS	TP	NR	NR	NR	NR	NR	0
Hazardous Wastes Sites	.25 mile	0	0	0	0	0	0
Equivalent NPL Facilities	.25 mile	0	0	0	0	0	0
Equivalent CERCLIS Facilities	.50 mile	0	0	0	0	0	0
State and Tribal Response	1 mile	0	0	0	0	0	0
State and Tribal Envirostor	1 mile	0	0	0	1	1	2
State and Tribal Leaking Tanks	.50 mile	0	0	0	0	NR	0
SWF/LF	.50 mile	0	0	0	0	NR	0
Indian LUST	.50 mile	0	0	0	0	NR	0
CPS-SLIC	.50 mile	0	0	0	0	NR	0
FEMA Lust	.25 mile	0	0	0	NR	NR	0
UST	.25 mile	0	0	0	NR	NR	0
AST	.25 mile	0	0	0	NR	NR	0
Indian VCP	.50 mile	0	0	0	0	NR	0
VCP	.50 mile	0	0	0	0	NR	0
Brownfield Sites	.50 mile	0	0	0	0	NR	0
US Brownfield Sites	.50 mile	0	0	0	0	NR	0
WMUD/SWAT	.50 mile	0	0	0	0	NR	0
SWRCY	.50 mile	0	0	0	0	NR	0
Haulers	TP	0	NR	NR	NR	NR	0
Indian ODI	.50 mile	0	0	0	0	NR	0
Debris Region 9	.50 mile	0	0	0	0	NR	0
ODI	.50 mile	0	0	0	0	NR	0
HIS Open Dumps	.50 mile	0	0	0	0	NR	0
US Hist CDL	TP	0	NR	NR	NR	NR	0

**QUARRY ROAD & FLINT ROAD
TOWN OF APPLE VALLEY
COUNTY OF SAN BERNARDINO, CA**

State Database	Search Distance	Target Property	< 1/8	1/8 – 1/4	1/4 - 1/2	1/2 - 1	Total Plotted
Hist UST Cal Sites	1 mile	0	0	0	0	0	0
SCH	.25 mile	0	0	0	NR	NR	0
CDL	TP	0	NR	NR	NR	NR	0
CERS HAZ Waste	.25 mile	0	0	0	NR	NR	0
Toxic Pits	1 mile	0	0	0	0	NR	0
US CDL	TP	0	NR	NR	NR	NR	0
PFAS	.50 mile	0	0	0	0	NR	0
Sweeps UST	.25 mile	0	0	0	NR	NR	0
Hist UST	.25 mile	0	0	0	0	0	0
CA FID UST	.25 mile	0	0	0	NR	NR	0
CERS Tanks	.25 mile	0	0	0	NR	NR	0
Liens	TP	0	NR	NR	NR	NR	0
Liens 2	TP	0	NR	NR	NR	NR	0
Emergency Release Reports	TP	0	0	0	0	0	0
RCRA NonGen / NLR	.25 mile	0	0	0	NR	NR	0
FUDS	1 mile	0	0	0	0	1	1
DOD	1 mile	0	0	0	0	0	0
ROD	1 mile	0	0	0	0	N/R	0
RAATS	.25 mile	0	0	NR	NR	NR	0
PRP	.25 mile	0	0	NR	NR	NR	0
CONSENT	1 mile	0	0	0	0	0	0
FUSRAP	1 mile	0	0	0	0	0	0
US Mines	.25 mile	0	0	0	NR	NR	0
Abandoned Mines	.25 mile	0	0	0	NR	NR	0
ECHO	TP	0	NR	NR	NR	NR	0
FINDS	TP	0	NR	NR	NR	NR	0
UXO	1 mile	0	0	0	0	0	0
CA Bond Exp. Plan	1 mile	0	0	0	0	1	1
Cortese	.50 mile	0	0	0	0	NR	0
DRYCLEANERS	.25 mile	0	0	0	NR	NR	0
HAZNET	TP	0	NR	NR	NR	NR	0
HIST Cortese	.50 mile	0	0	0	0	NR	0
NPDES	.25 mile	0	0	0	0	0	0
San Bernardino County Permits	.25 mile	0	0	0	NR	NR	0

QUARRY ROAD & FLINT ROAD
TOWN OF APPLE VALLEY
COUNTY OF SAN BERNARDINO, CA

State Database	Search Distance	Target Property	< 1/8	1/8 – 1/4	1/4 - 1/2	1/2 - 1	Total Plotted
CIWQS	.25 mile	0	0	0	0	0	0
CERS	.25 mile	0	0	0	0	0	0
HWP	1 mile	0	0	0	0	1	1
Notify 65	1 mile	0	0	0	0	0	0
MO ROC	1 mile	0	0	0	0	0	0
EDR Hist Auto	.25 mile	0	0	0	0	0	0
EDR Hist Cleaner	.25 mile	0	0	0	0	0	0
TOTALS		0	0	0	1	5	6

There was one Federal RCRA CORRACTS listed sites confirmed from the EDR report within 1 mile of the target property. Dated: 3/22/21

Equal/Higher Elevation	Address	Dist./Dir	Map ID	Page
SW Portland Cement	Black Mt Quarry, 252	ENE 1/2 – 1	A2	9

There were two CERCLIS listed sites confirmed from the EDR report within 1 mile of the target property. Dated: 4/23/21

Equal/Higher Elevation	Address	Dist./Dir	Map ID	Page
CEMEX Construction	25220 Black Mountain	ENE 1/2 – 1	A3	9
Lower Elevation	Address	Dist./Dir	Map ID	Page
Victorville PBR N-1		SW 1/4 – 1/2	1	9

There was one FUDS listed sites confirmed from the EDR report within 1 mile of the target property. Dated: 5/4/21

Lower Elevation	Address	Dist./Dir	Map ID	Page
Victorville PBR N-1		SSW 1/2 -1	B4	10

There was one UXO listed sites confirmed from the EDR report within 1 mile of the target property. Dated: 12/31/18

Lower Elevation	Address	Dist./Dir	Map ID	Page
Victorville PBR N-1		SSW 1/2 -1	B5	10

There was one HWP listed sites confirmed from the EDR report within 1 mile of the target property. Dated: 5/14/21

Lower Elevation	Address	Dist./Dir	Map ID	Page
CEMEX Construction	25220 Black Mountain	ENE 1/2 – 1	A3	9

5.3 Additional Environmental Record Sources

The following records were reviewed:

- EDR Radius Map Report
- Sanborne Fire Insurance Map database: EDR
- Aerial Photos: EDR
- City Directory: EDR
- Historical Topo Map Report: EDR
- Town of Apple Valley Planning
- Town of Apple Valley Building and Safety
- County of San Bernardino Planning
- County of San Bernardino Assessor

5.4 Physical Setting Source(s)

A current USGS 7.5 Minute Topographic Map, 5619054 Apple Valley CA, Series 7.5 was reviewed to determine the physical setting of the property. Version Date: 2012

The Dominant Soil Composition in General Area of Target Property:

The following information is based on Soil Conservation Service STATSGO data.

Soils Surface Component Name: CAJON

Hydrologic Group: Class A – High infiltration rates. Soils are deep, well drain to excessively sands and gravels.

Drainage Class: Somewhat Excessively Drained

Rock Stratigraphic Unit

Geologic Age Identification

Era: Paleozoic

Category: Stratified Sequence

System: Pennsylvania

Series: Upper Paleozoic

Code: uP2

Any form of Geotechnical report or testing of soils is beyond the scope of this assessment.

5.5 Historical Use Information on the Property

The objective of consulting historical sources is to develop a history of the previous uses of the property in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the property. Historical use formation describing the subject property was obtained from a variety of sources as discussed below. This information is summarized in the table below.

Period/Date	Land Use	Source(s) of Information
2016	Vacant Land	USDA / NAIP
2012	Vacant Land	USDA / NAIP
2009	Vacant Land	USDA / NAIP
2005	Vacant Land	USDA / NAIP
1994	Vacant Land	USGS / DOQQ
1984	Vacant Land	USDA
1973	Vacant Land	USGS
1969	Vacant Land	USGS
1953	Vacant Land	USDA

5.6 Historical Use Information on Adjoining Properties

The objective of consulting historical sources is to develop a history of the previous uses of the surrounding properties in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the property. The historical uses of adjoining properties to the subject property are summarized below. These uses were determined using the standard historical sources noted above.

North Historical Land Use

Period/Date	Land Use	Source(s) of Information
2016	Vacant Land	USDA / NAIP
2012	Vacant Land	USDA / NAIP
2009	Vacant Land	USDA / NAIP
2005	Vacant Land	USDA / NAIP
1994	Vacant Land	USGS / DOQQ
1984	Vacant Land	USDA
1973	Vacant Land	USGS
1969	Vacant Land	USGS
1953	Vacant Land	USDA

South Historical Land Use

Period/Date	Land Use	Source(s) of Information
2016	Vacant Land & Residential 0463-213-33	USDA / NAIP
2012	Vacant Land & Residential 0463-213-33	USDA / NAIP
2009	Vacant Land & Residential 0463-213-33	USDA / NAIP
2005	Vacant Land & Residential 0463-213-33	USDA / NAIP
1994	Vacant Land	USGS / DOQQ

1984	Vacant Land	USDA
1973	Vacant Land	USGS
1969	Vacant Land	USGS
1953	Vacant Land	USDA

West Historical Land Use

Period/Date	Land Use	Source(s) of Information
2016	Vacant Land	USDA / NAIP
2012	Vacant Land	USDA / NAIP
2009	Vacant Land	USDA / NAIP
2005	Vacant Land	USDA / NAIP
1994	Vacant Land	USGS / DOQQ
1984	Vacant Land	USDA
1973	Vacant Land	USGS
1969	Vacant Land	USGS
1953	Vacant Land	USDA

East Historical Land Use

Period/Date	Land Use	Source(s) of Information
2016	Vacant Land & Residential 0463-214-07	USDA / NAIP
2012	Vacant Land & Residential 0463-214-07	USDA / NAIP
2009	Vacant Land & Residential 0463-214-07	USDA / NAIP
2005	Vacant Land & Residential 0463-214-07	USDA / NAIP
1994	Vacant Land	USGS / DOQQ
1984	Vacant Land	USDA
1973	Vacant Land	USGS
1969	Vacant Land	USGS
1953	Vacant Land	USDA

5.7 CITY DIRECTORY REVIEW

The City Directory Review for this property is located in Appendix E if applicable.

5.8 Sanborn Fire Insurance Maps

The Sanborn Fire Insurance Map Report for this property is located in Appendix F.

5.9 Other Environmental Reports

There were no other environmental reports available at the time of the report.

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

This Phase 1 ESA was prepared in a manner consistent with the level of skill ordinarily exhibited by members of the environmental auditing profession in this geographic region. No representations, expressed or implied, and no warranty or guarantee is included or intended in connection with this report. Jeffrey Tartaglino cannot be reasonable for any use, or the information contained in this report, or for any misrepresentation of the information. The information contained in this report has been obtained from publicly available sources, interviews, third party a data resources and from visual observations of the subject property, that may have been limited by secures areas, overgrown vegetation or by other obstructions. Although great care has been taken by Jeffrey Tartaglino in compiling and checking the information contained in this report to ensure that it is current and accurate, Jeffrey Tartaglino disclaims any and all liability for any errors, omissions, or inaccuracies of such information and data, whether attributable to an advertence or otherwise, and for any consequences arising there-from. It is understood that Jeffrey Tartaglino makes no representations or warranties of any kind, including, but not limited to the warranties of fitness for a particular purpose of merchantability, nor should any such representation or warranty be implied with the respect to customer, its employees or agents use thereof.

On September 22, 2021, Jeffery Tartaglino performed a walking / driving inspection of the subject property. Jeffery Tartaglino inspected the subject property and sites located within the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-13. The weather conditions were warm (80's) at the time of the site inspection. Limiting conditions are discussed in Section 2.4, Limitations and Expectations, of this report.

The property is vacant land. The property was walked / driven in sections and inspected with the best practices and knowledge. There were numerous areas of debris dumped on the property. There were no visual or physical obstructions. There was a vehicle left on the site but no signs of fuel or oil spill. Upon removal of the vehicle a possible re-inspection may be required if any potential environmental issues appear.

6.2 General Site Setting

6.2.1 Current Use(s) of the Property

The current property is vacant land

During the inspection of the adjoining properties there were no Recognized Environmental Concerns.

6.2.2 Past Use(s) of the Property

The past uses of the property derived from the Aerial Photographs provided by EDR were as follows.

- 2016 - 1953 The property was vacant land.

6.2.3 Current Use(s) of Adjoining Properties

The current uses of the adjoining properties are:

North	Vacant Land
South	Vacant Land
East	Vacant Land
West	Vacant Land

The following Recognized Environmental Concerns (REC's) were identified on the following properties.

North:	None
South:	None
East:	None
West:	None

6.2.4 Past Use(s) of Adjoining Properties

The past uses of the adjoining properties are:

North:	Vacant Land
South:	Vacant Land
East:	Vacant Land
West:	Vacant Land

6.2.5 Current or Past Uses in the Surrounding Area

The current zoning is Planned Residential Development (PDR).
The current Land Use designation is Planned Residential Development (PDR).
The general area around the property is within a Vacant Land.

6.2.6 Geologic, Hydrogeological, Hydrologic, Topographic Conditions and Wetlands

The topography of the property is flat sloping North Northeast. The topography of the surrounding area is a sloping West Southwest.
FEMA Flood Plain Panel at Property: 06071C5850F FEMA FRIM Flood Data.

6.2.7 General Description of Structures

There no structures on the property.

6.2.8 Roads

There are public roads to the property.

6.2.9 Potable Water Supply

Water purveyor is the Town of Apple Valley Water District.
Water improvements are not at the property.

6.2.10 Sewage Disposal System

Sewer purveyor is the Town of Apple Valley Water District.
Sewer improvements are not at the property

6.2.10 Interior and Exterior Observations

6.3.1 Petroleum Products

No signs of spills or leaks were noted around the property.

6.3.2 Hazardous Materials

No hazardous materials were noted around the property.

6.3.3 Drums or Containers

No drums or containers were noted around the property.

6.3.4 Storage Tanks

Determining the presence of Aboveground Storage Tanks (AST's) and Underground Storage Tanks (UST's) is considered essential in assessing potential contamination sources. Visual inspection and the review of tank registration records are used to determine the possible existence of past and present storage tanks in the area of the subject property. It must be noted however, that the absence of certain site conditions or lack of records may restrict or prevent the determination of the number and contents of storage tanks on the subject property.

There were known storage tanks at the subject property.

6.3.5 Intermodal Shipping Containers

There were no intermodal shipping containers at the subject property.

6.3.6 Indications of Polychlorinated Biphenyls (PCB's)

Polychlorinated biphenyls (PCB) are a chemical component of many dielectric fluids, heat transfer liquids, hydraulic fluids, lubricating oils, paints, or coatings manufactured prior to July 2, 1979. Equipment that may potentially contain PCB's includes electrical equipment such as transformers or capacitors or hydraulically operated equipment, such as elevators, compaction equipment, or manufacturing equipment. The manufacture and distribution in commerce of PCB's was banned for use in 1979 by the United States Congress, which enacted the Toxic Substance and Control Act (TSCA). PCBs in electric equipment are controlled by United States EPA regulation 40 CFR, Part 761. According to this regulation there are three categories for classifying electrical equipment; less than 50 ppm of PCBs is considered "Non-PCB"; between 50 and 500 ppm is considered "PCB-Contaminated", and greater than 500 ppm is considered "PCB"

There were no transformers on the subject property.

6.3.7 Pits, Ponds and Lagoons

No evidence of pits, pond and / or lagoons were noted on the subject property.

6.3.8 Odors

No significant odors were noted on the subject property.

6.3.9 Stained Soils or Pavement

No evidence of significantly stained soil or pavement was noted on the subject property.

6.3.10 Pools of Liquid

No unidentified pools of liquid were noted on the subject property.

6.3.11 Stress Vegetation

No evidence of stressed vegetation anticipated to be caused by contamination was noted on the subject property.

6.3.12 Solid Waste Disposal

No solid waste concerns were noted on the property.

6.3.13 Medical/Biological Wastes/X-Ray or other Radioactive Activities

No medical or biological wastes were observed. No X-ray or other radioactive activities were observed or reported.

6.3.14 Drains and Sumps

There were no drains or sumps noted on the property.

6.3.15 Septic Tanks

No septic tanks noted on the property.

6.3.16 Storm / Waste Water

All storm and waste water designs are to be approved by the Town of Apple Valley. Currently no improvements are on the subject property.

6.3.17 Wells

There were no water wells located on the subject property.

6.4 Out of Scope Considerations

6.4.1 Wetlands / Flood Plain

There were no wetlands or jurisdictional areas at the subject property.

6.4.2 Lead-Based Paint

A lead paint survey was beyond the scope of this assessment.

6.4.3 Potential Asbestos Containing Building Materials (ACBM's)

A asbestos survey was beyond the scope of this assessment

National Emission Standards for Hazardous Air Pollutants (NESHAP) regulations require sampling potential ACBM prior to demolition or extensive renovation, regardless of the date of construction; therefore, if such activities are planned, it may be required to conduct a survey of the entire facility, or that portion slated for renovation or demolition, before initiating such destructive activities. That survey should include an assessment of all subject building materials, including those areas which are normally inaccessible. Any materials found to be ACBM should be handled in accordance with applicable regulations.

6.4.4 Microbial Contamination (Mold)

A comprehensive mold survey was beyond the scope of this assessment.

6.4.5 Radon

The Federal EPA Radon Zone for San Bernardino County is Zone 2, 18 sites tested.

Area	Average Activity	%<4pCi/L	%<4-20 pCi/L	%>20 pCi/L
Living Area – 1 st Floor	0.678 pCi/L	100%	0%	0%
Living Area – 2 nd Floor	N/A	N/A	N/A	N/A

Radon testing is beyond the scope of this assessment.

6.4.6 Lead in Drinking Water

A test for lead in the drinking water is beyond the scope of this assessment. The water purveyor is Town of Apple Valley Water District.

A test for lead in drinking water is beyond the scope of this assessment.

6.4.7 Indoor Air Quality

A test for indoor air quality is beyond the scope of this assessment.

6.4.8 Regulatory Compliance

The subject property is not subject to any regulatory compliance issues.

7.0 INTERVIEWS

The purpose of an interview is to obtain information indicating recognized environmental conditions in connection with the property.

7.1 Interviews with Past and Present Owners and Occupants

The Phase 1 Questionnaire is in Appendix H.

7.2 Interviews with State and/or Local Governmental Officials

Records search included: facilities with hazardous waste generator permits, hazardous materials handler permits, underground storage tanks permits, universal waste permits, tiered permits, EPCRA facilities, RMP facilities, CAL ARP facilities, and/or waste recycling generators, including inactive and/or out of business records as well as non-permitted facility actions, logs of permits for the removal, installation, and/or modification of underground storage tanks. Records and databases pertaining to illicit dumping, spill reports and release notifications, and complaints. Incidents responded to by the hazardous material emergency response team and sites undergoing remediation for contaminated soil and/or groundwater.

8.0 FINDINGS AND OPINIONS

Jeffrey Tartaglino has performed this Phase 1 Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of the property located at Quarry Rd. & Flint Rd., Town of Apple Valley California. Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report. The assessment has identified no evidence of recognized environmental conditions (REC'S) in connection with the Subject Property.

It is our professional opinion that **“No Further Investigation is Required”**.

Under the All Appropriate Inquiry Rule, future and continuing obligations are required to maintain landowner liability protections under CERCLA. Specifically, (1) complying with land use restrictions and institutional controls; (2) taking reasonable steps with respect to hazardous substance releases; (3) providing full cooperation, assistance and access to persons that are authorized to conduct response actions or natural resource restoration; (4) complying with information requests and administration subpoenas; and (5) providing legally required notices.

In the event that undocumented areas of contamination are encountered during future excavation and or construction activities, work should be discontinued until appropriate health and safety procedures are implemented. A contingency plan should be prepared to address contactor procedures for such an event to minimize the potential for costly construction delays. In addition, County Department of Environmental Health or Regional Water Quality Control Board, depending on the nature of the contamination, should be notified regarding the contamination. Any contamination remediation and removal activities should be conducted in accordance with the pertinent local, state, and federal regulatory guidelines, under the oversight of the appropriate agency.

9.0 DATA GAPS

There were no data gaps that significantly affected our ability to identify recognized environmental conditions associated with the property.

10.0 DEVIATIONS

No deviations from the recommended scope of ASTM Standard E 1527-13 were performed as part of this Phase 1 ESA.

11.0 ADDITIONAL SERVICES

There were no additional services rendered with this report.

12.0 REFERENCES

The following documents, maps or other publications may have been used in the preparation of this report.

- American Society for Testing and Materials Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process (ASTM E1527-13).
- American Society for Testing and Materials Guide for Environmental Site Assessments: Transaction Screen Process (ASTM E1528).
- Environmental Data Research Database.
 - Sanborne Fire Insurance Map database: EDR
 - Aerial Photos: EDR
 - Historical Topographic Maps: EDR
 - Radius Map Database: EDR
- Town of Apple Valley Planning and Building and Safety
- San Bernardino County Assessor

13.0 Signatures of Environmental Professionals

We declare that, to the best of our professional knowledge and behalf, we meet the definitions of Environmental Professional as defined in 312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property on the nature, history, and setting on the subject property. We have developed and preformed the all appropriate inquiries in conformance with standards and practices set forth in 40 CFR Part 312.

Prepared by:



Jeffrey Tartaglino
Environmental Professional

9/23/21

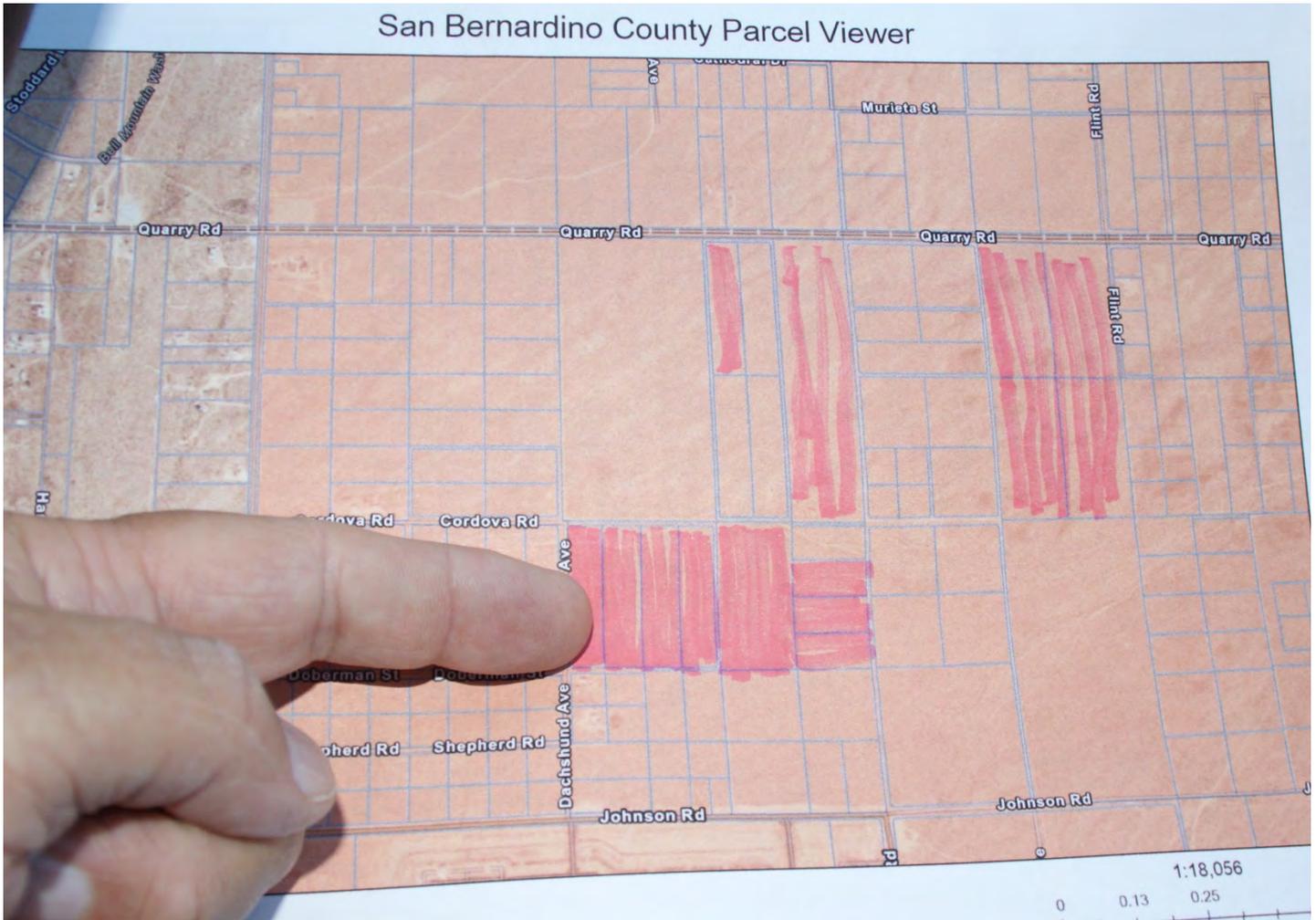
Date

Environmental Professional: A person meeting the education, training and experience requirements, as set forth in the ASTM E-1527-13 practice (example: someone who has been a Registered Environmental Assessor with the State of California).

APPENDIX A

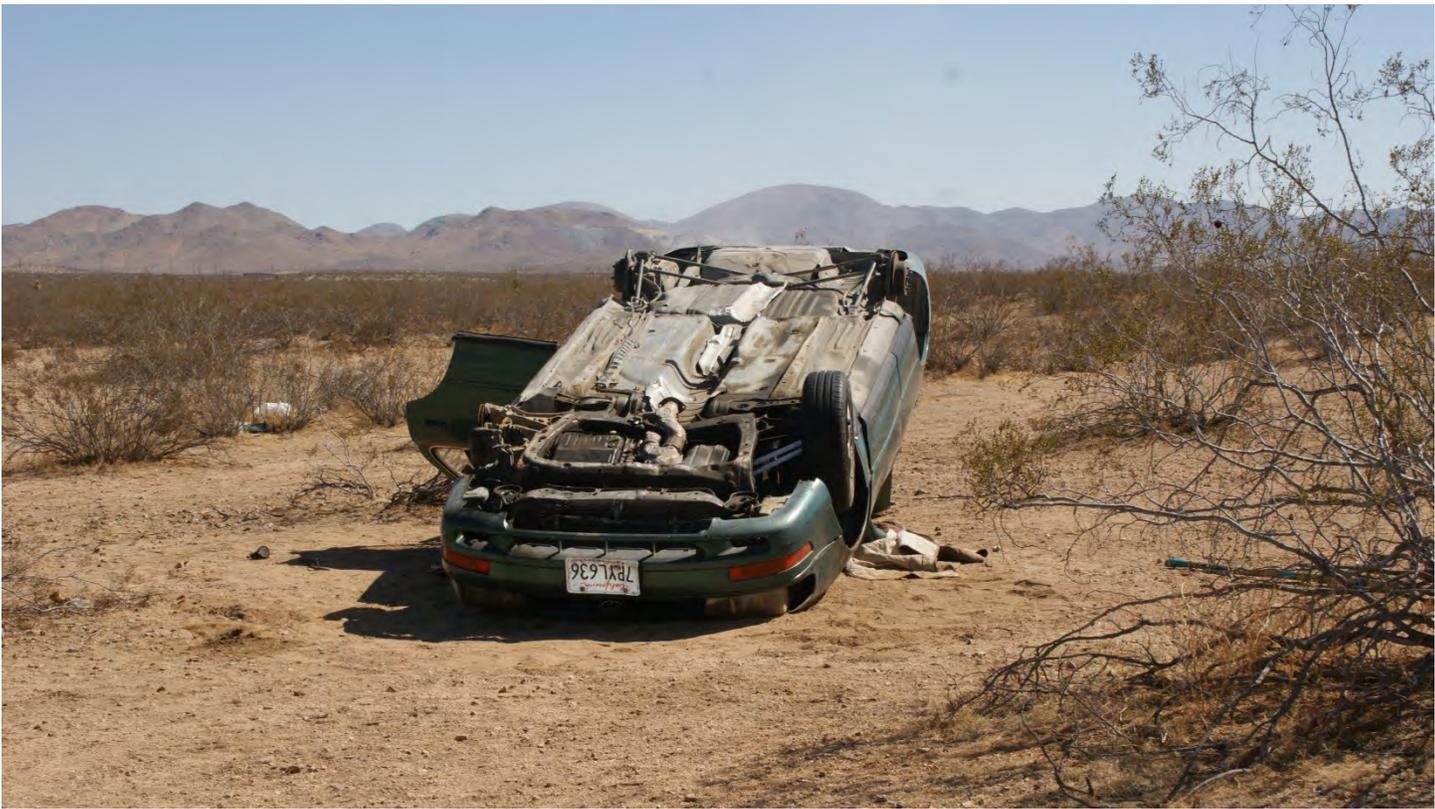
PROPERTY PHOTOGRAPHS

QUARRY ROAD & FLINT ROAD
TOWN OF APPLE VALLEY
COUNTY OF SAN BERNARDINO, CA

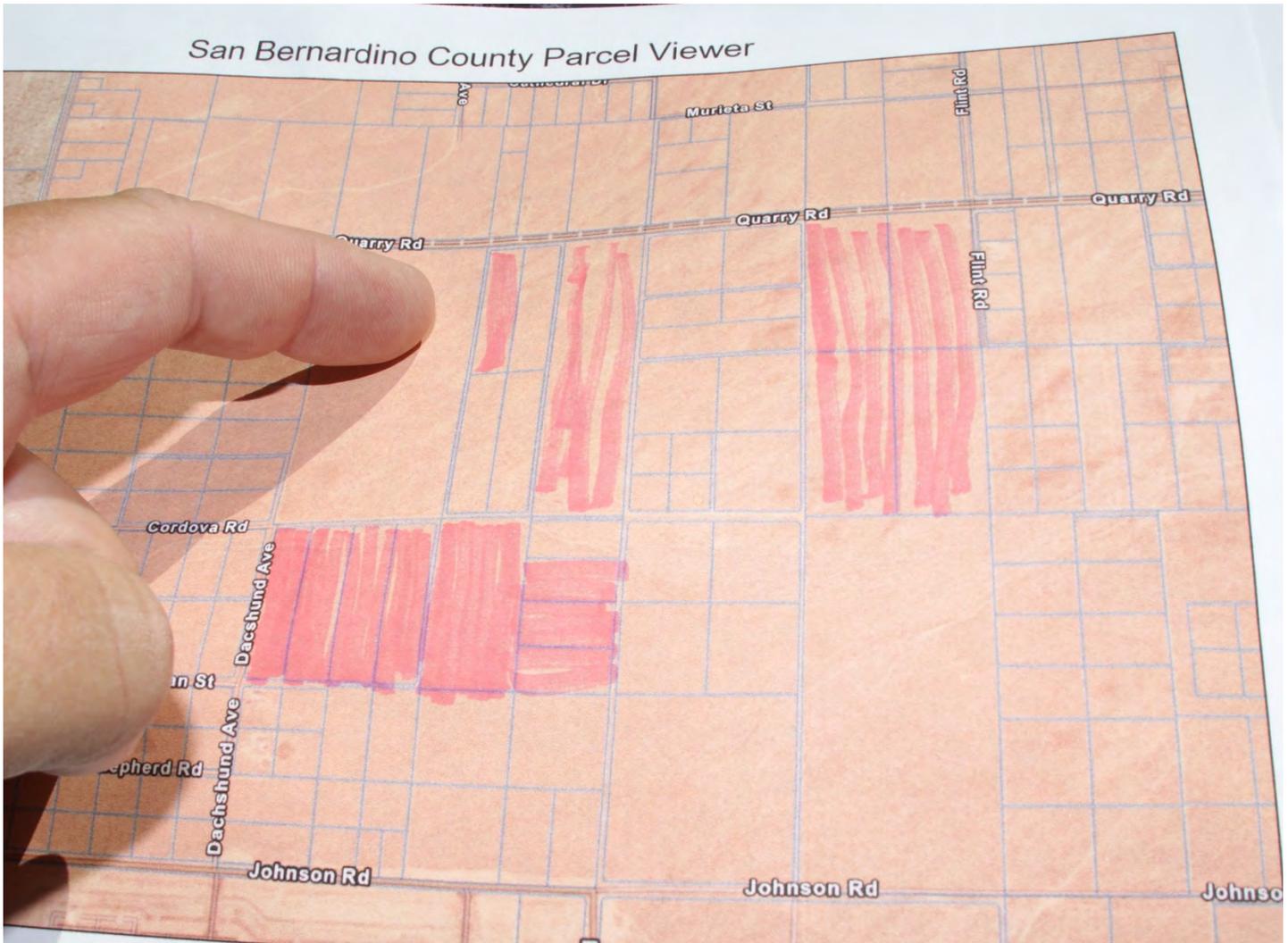




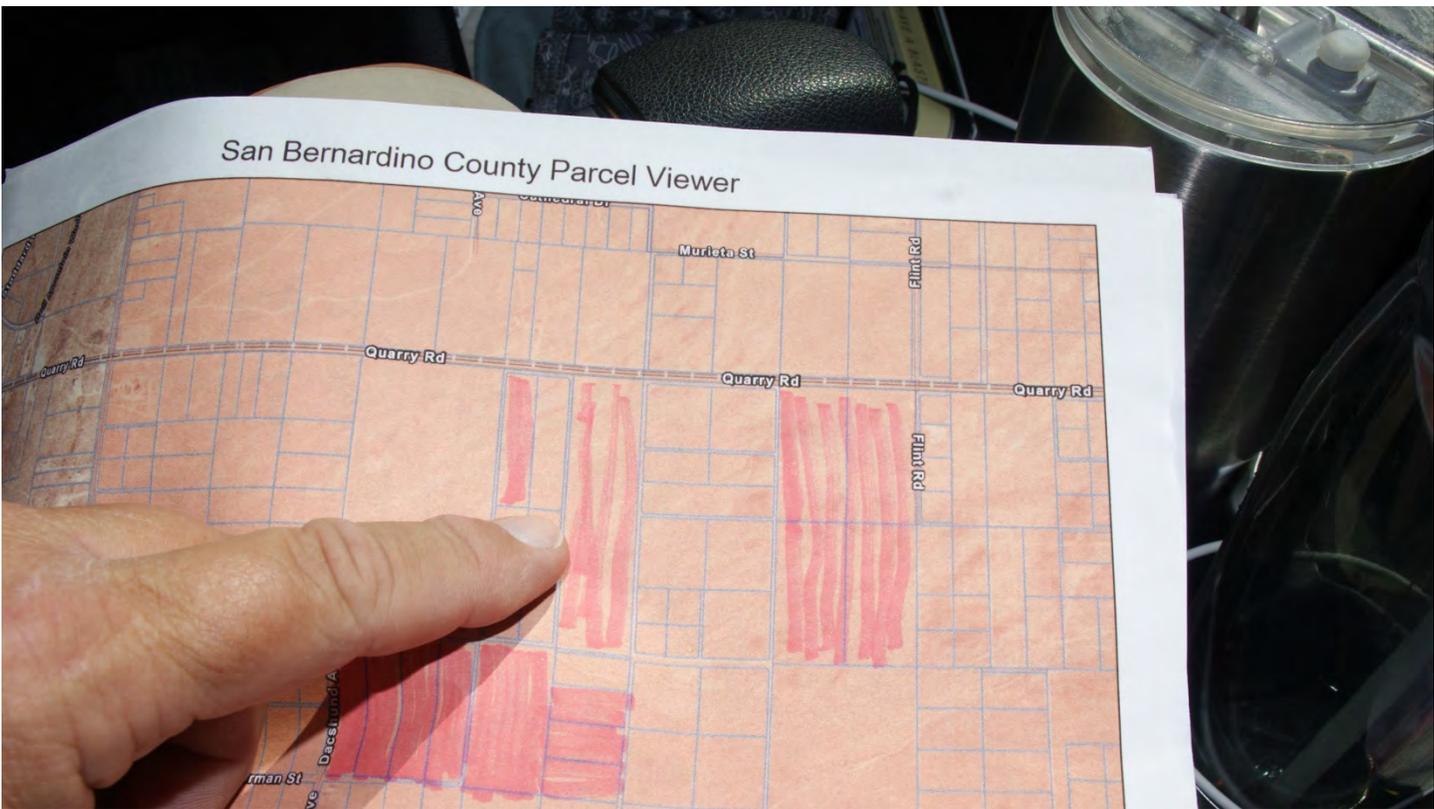




QUARRY ROAD & FLINT ROAD
TOWN OF APPLE VALLEY
COUNTY OF SAN BERNARDINO, CA

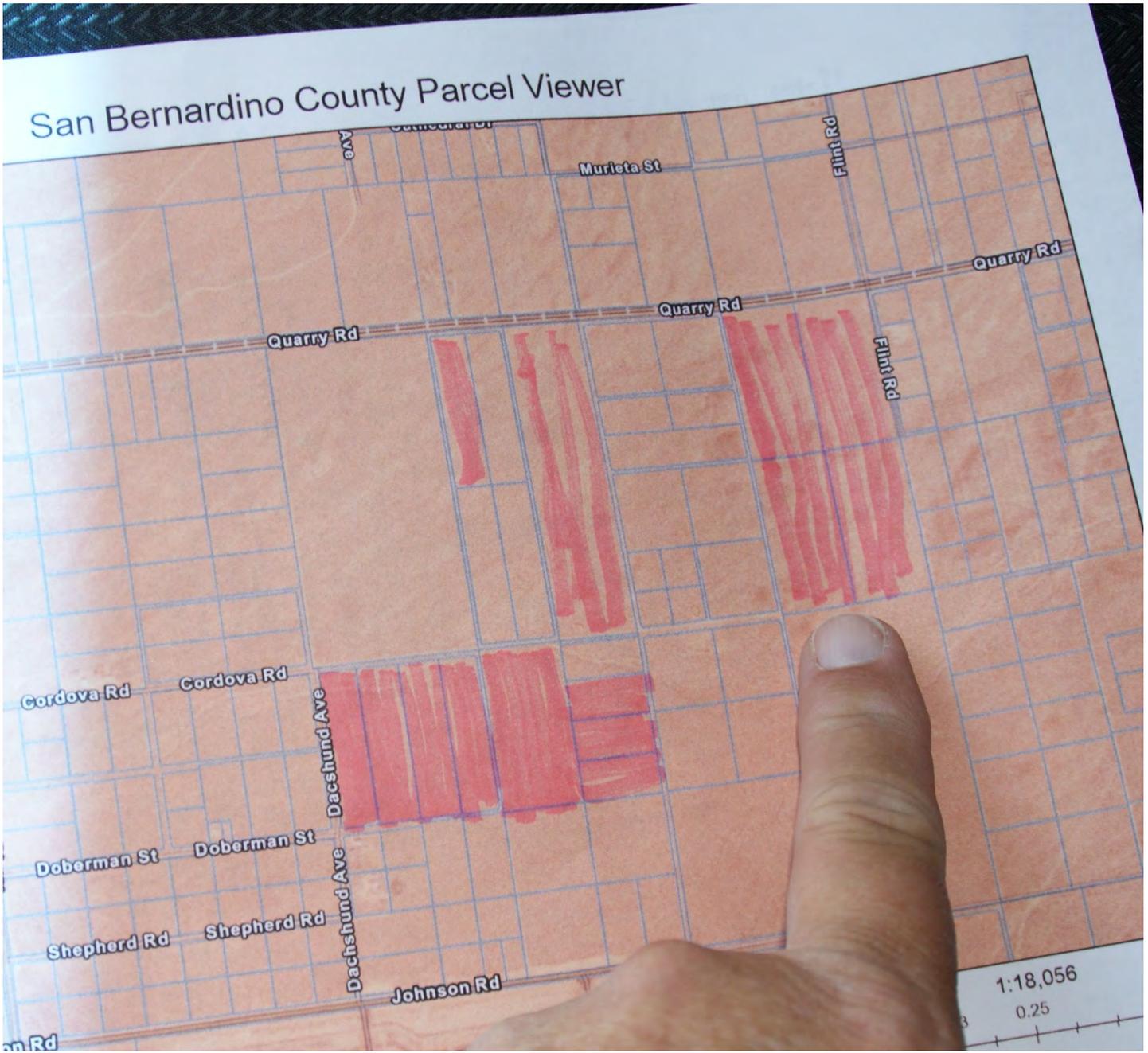


QUARRY ROAD & FLINT ROAD
TOWN OF APPLE VALLEY
COUNTY OF SAN BERNARDINO, CA















APPENDIX B

PROPERTY MAPS AND DRAWINGS

APPENDIX C

PLANNING & BUILDING PERMIT REPORT

“No permits available from the Town of Apple Valley”

APPENDIX D

HISTORICAL AERIAL PHOTOGRAPHS



Apple Valley 200 AC

QUARRY RD

APPLE VALLEY, CA 92307

Inquiry Number: 6670597.8

September 21, 2021

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

09/21/21

Site Name:

Apple Valley 200 AC
QUARRY RD
APPLE VALLEY, CA 92307
EDR Inquiry # 6670597.8

Client Name:

Pacific Beacon Group
9037 Kara Circle
Riverside, CA 92508
Contact: Jeff Tartaglino



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2016	1"=750'	Flight Year: 2016	USDA/NAIP
2012	1"=750'	Flight Year: 2012	USDA/NAIP
2009	1"=750'	Flight Year: 2009	USDA/NAIP
2005	1"=750'	Flight Year: 2005	USDA/NAIP
1994	1"=750'	Acquisition Date: January 01, 1994	USGS/DOQQ
1984	1"=750'	Flight Date: October 07, 1984	USDA
1973	1"=750'	Flight Date: June 04, 1973	USGS
1969	1"=750'	Flight Date: July 10, 1969	USGS
1953	1"=750'	Flight Date: January 15, 1953	USDA

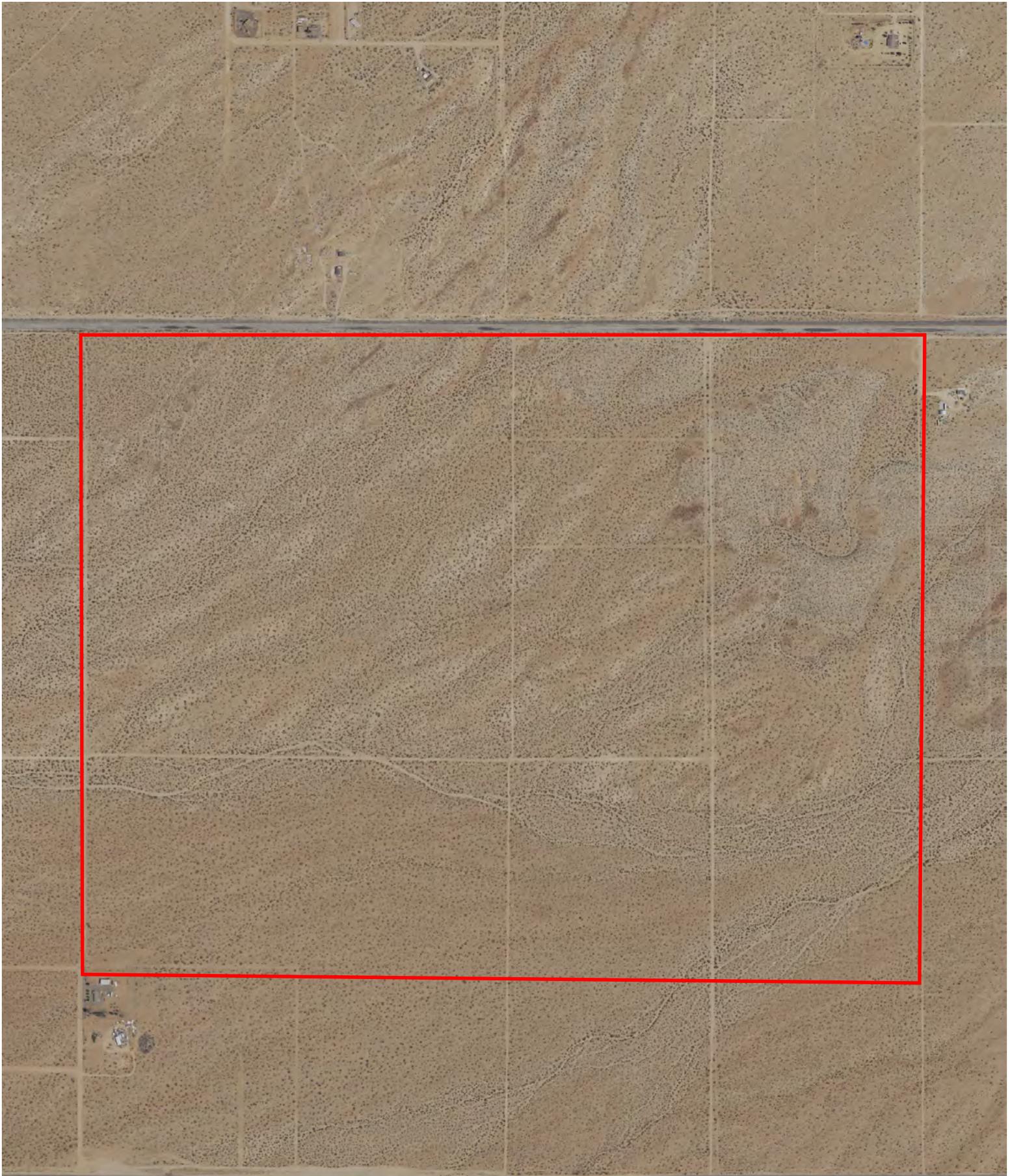
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INQUIRY #: 6670597.8

YEAR: 2016

— = 750'





INQUIRY #: 6670597.8

YEAR: 2012

— = 750'



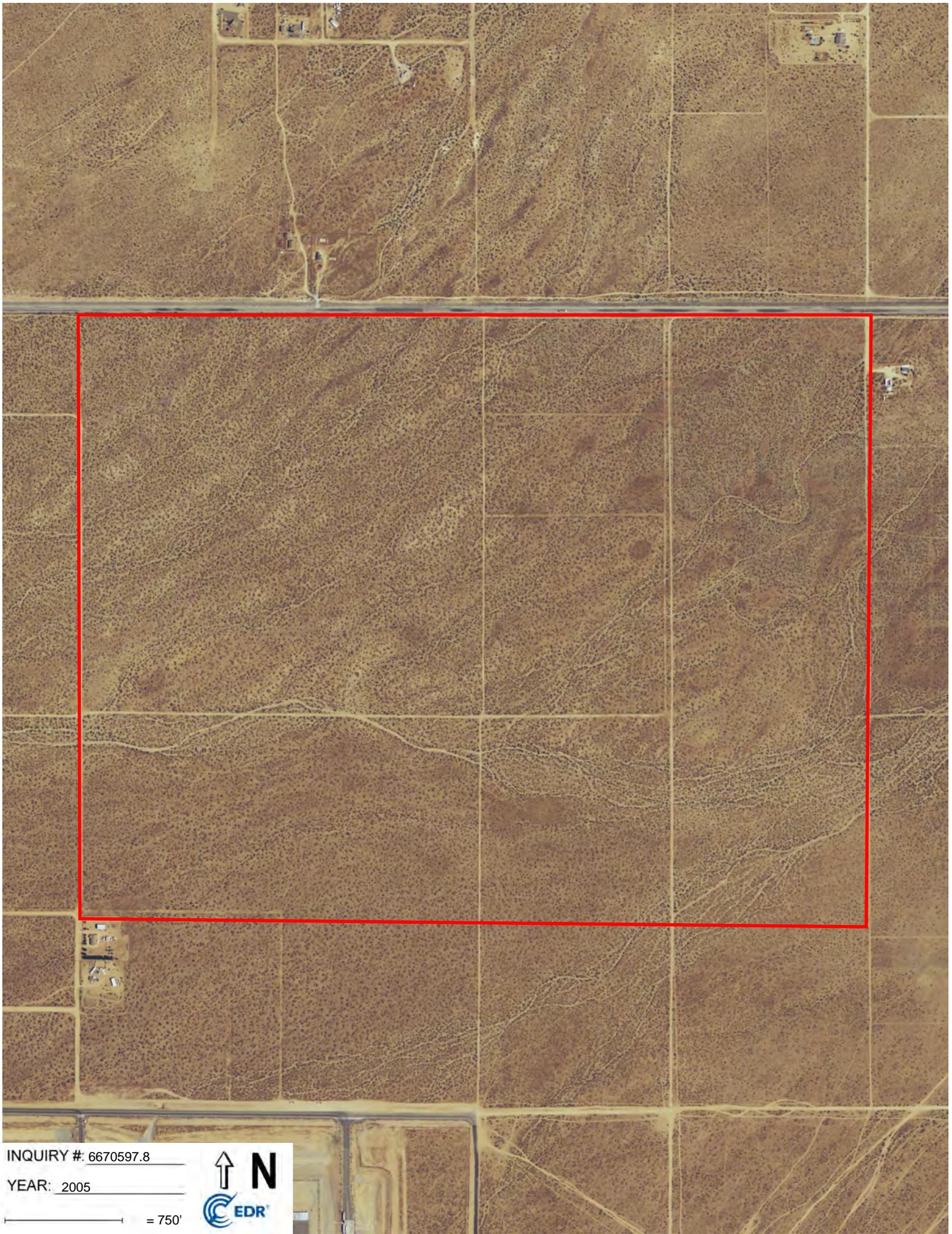


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YEAR: 2009

— = 750'



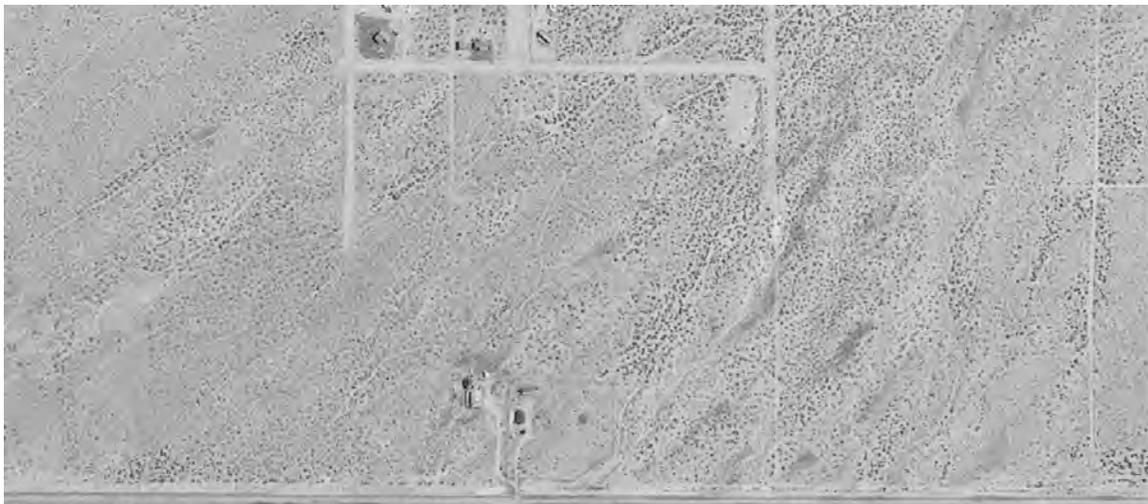


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YEAR: 2005

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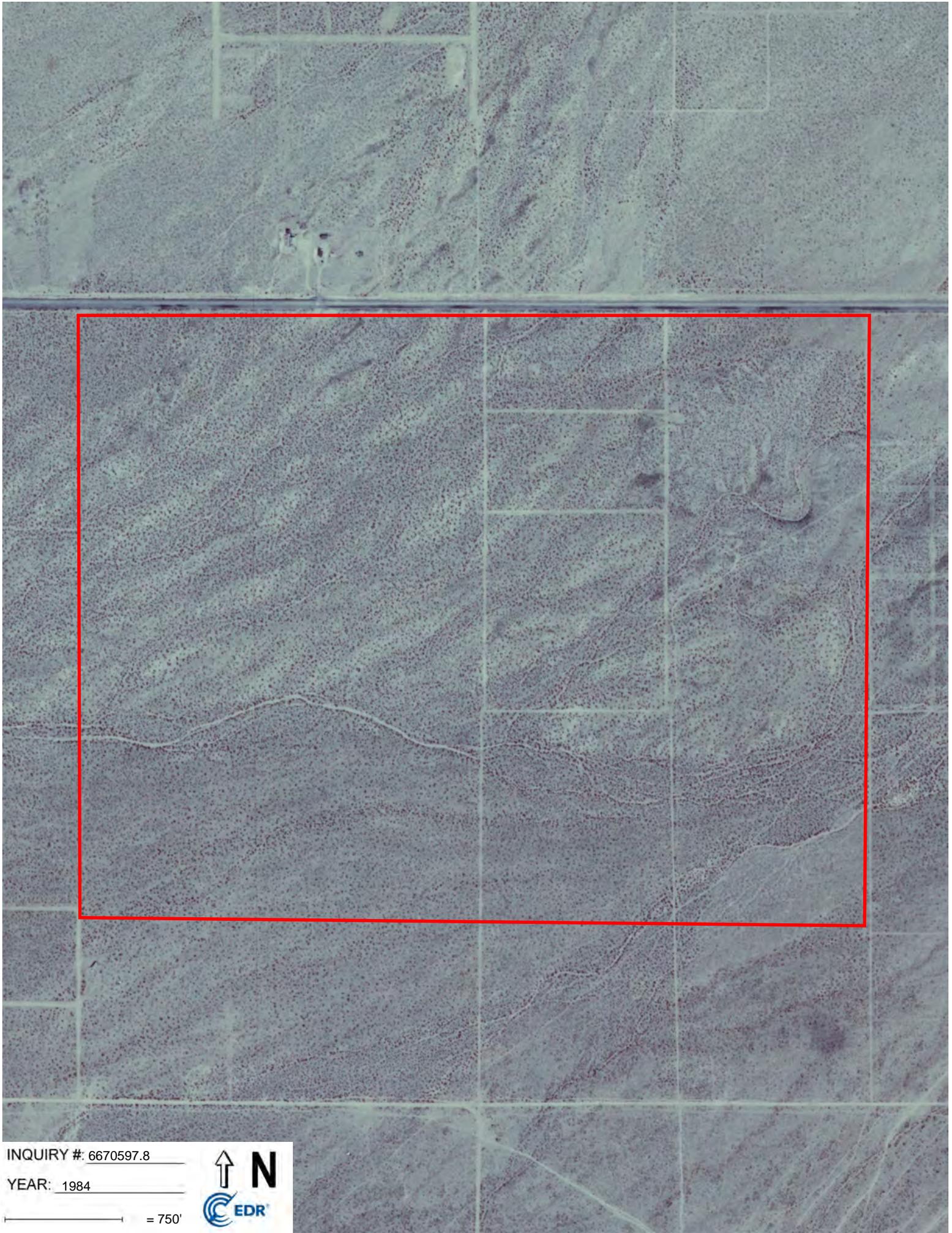
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INQUIRY #: 6670597.8

YEAR: 1994

— = 750'



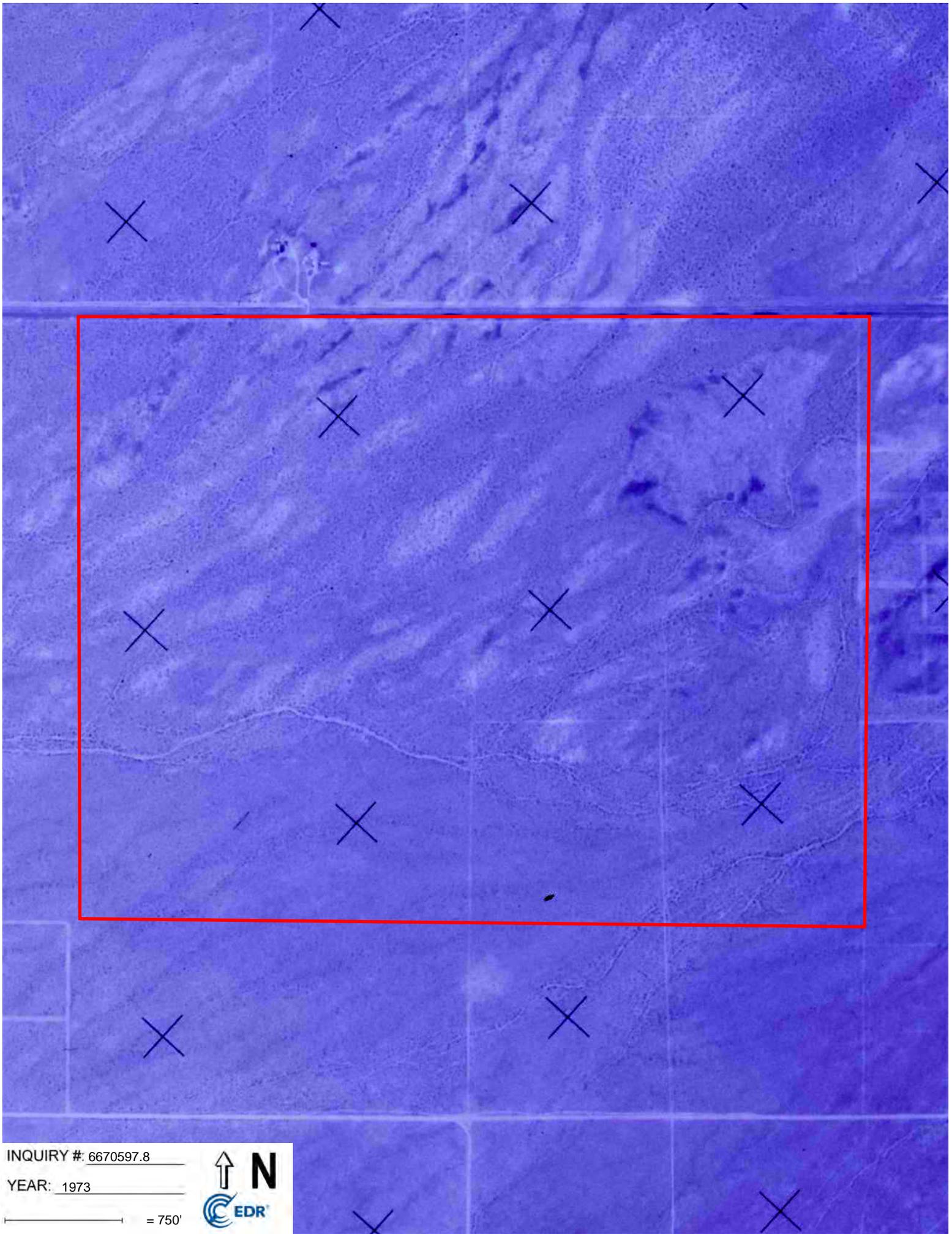


INQUIRY #: 6670597.8

YEAR: 1984

— = 750'



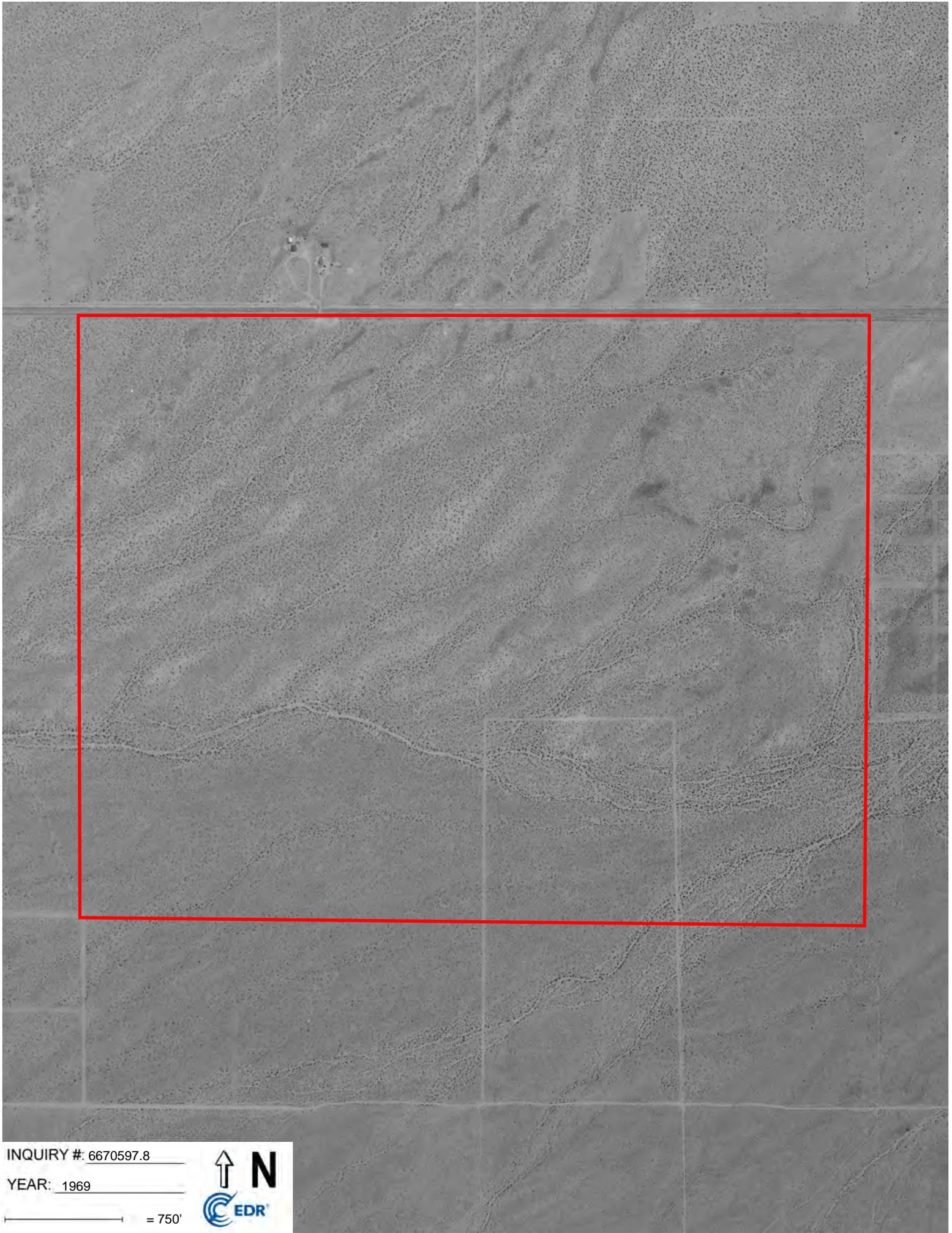


INQUIRY #: 6670597.8

YEAR: 1973

— = 750'





INQUIRY #: 6670597.8

YEAR: 1969

— = 750'



INQUIRY #: 6670597.8

YEAR: 1953

— = 750'



APPENDIX E
HISTORICAL CITY DIRECTORY

APPENDIX F

HISTORICAL SANBORN INSURANCE MAPS

Apple Valley 200 AC
QUARRY RD
APPLE VALLEY, CA 92307

Inquiry Number: 6670597.3

September 21, 2021

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

09/21/21

Site Name:

Apple Valley 200 AC
QUARRY RD
APPLE VALLEY, CA 92307
EDR Inquiry # 6670597.3

Client Name:

Pacific Beacon Group
9037 Kara Circle
Riverside, CA 92508
Contact: Jeff Tartaglino



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Pacific Beacon Group were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 82B9-49FA-BABA
PO # 34
Project 200 Apple Valley

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.



Sanborn® Library search results

Certification #: 82B9-49FA-BABA

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

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APPENDIX G

HISTORICAL TOPO MAPS

Apple Valley 200 AC
QUARRY RD
APPLE VALLEY, CA 92307

Inquiry Number: 6670597.4
September 21, 2021

EDR Historical Topo Map Report

with QuadMatch™



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

09/21/21

Site Name:

Apple Valley 200 AC
QUARRY RD
APPLE VALLEY, CA 92307
EDR Inquiry # 6670597.4

Client Name:

Pacific Beacon Group
9037 Kara Circle
Riverside, CA 92508
Contact: Jeff Tartaglino



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Pacific Beacon Group were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:**Coordinates:**

P.O.#	34	Latitude:	34.608227 34° 36' 30" North
Project:	200 Apple Valley	Longitude:	-117.189029 -117° 11' 21" West
		UTM Zone:	Zone 11 North
		UTM X Meters:	482668.97
		UTM Y Meters:	3829614.57
		Elevation:	3098.56' above sea level

Maps Provided:

2012
1993
1978
1970
1957
1934
1932

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2012 Source Sheets



Apple Valley North
2012
7.5-minute, 24000



Turtle Valley
2012
7.5-minute, 24000

1993 Source Sheets



Apple Valley North
1993
7.5-minute, 24000
Aerial Photo Revised 1989



Turtle Valley
1993
7.5-minute, 24000
Aerial Photo Revised 1989

1978 Source Sheets

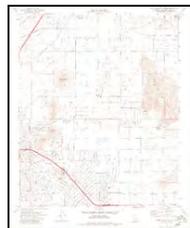


Apple Valley North
1978
7.5-minute, 24000
Aerial Photo Revised 1969

1970 Source Sheets



Turtle Valley
1970
7.5-minute, 24000
Aerial Photo Revised 1969



Apple Valley North
1970
7.5-minute, 24000
Aerial Photo Revised 1969

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1957 Source Sheets



Apple Valley
1957
15-minute, 62500
Aerial Photo Revised 1952

1934 Source Sheets

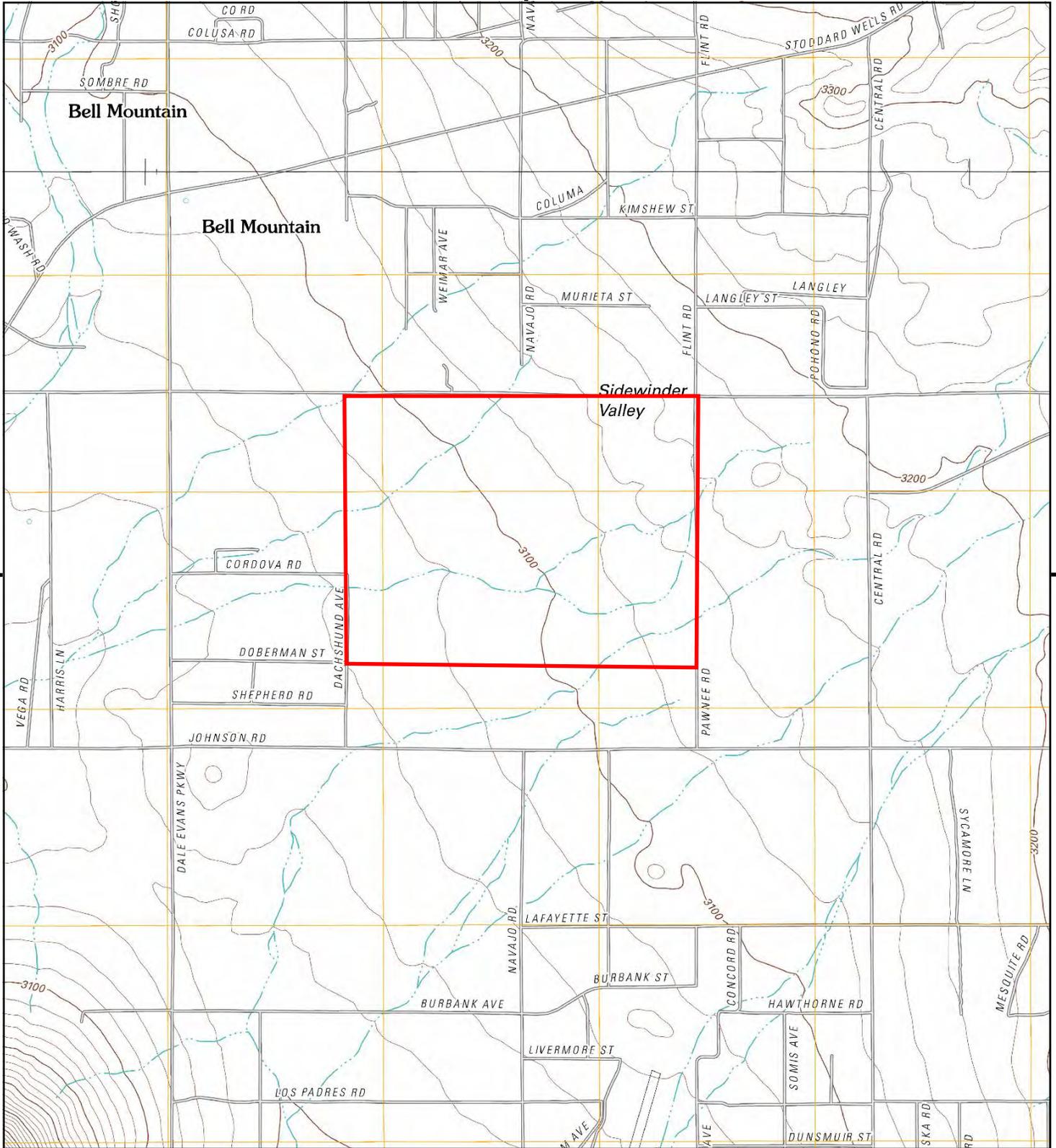


Barstow
1934
30-minute, 125000

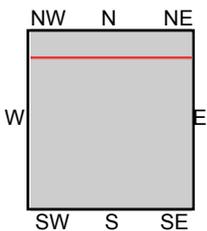
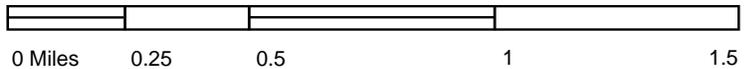
1932 Source Sheets



Barstow
1932
30-minute, 125000



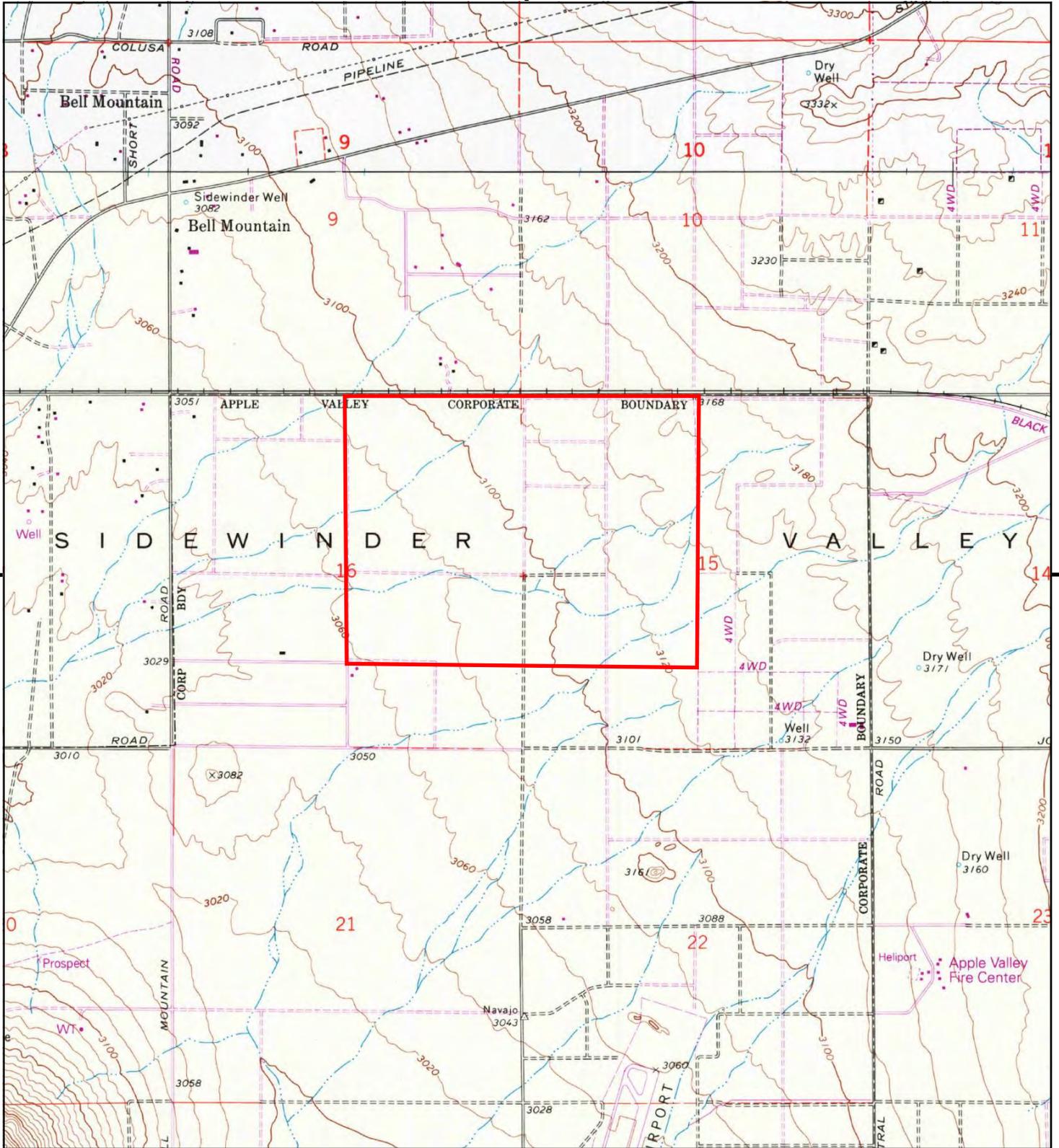
This report includes information from the following map sheet(s).



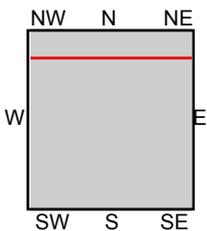
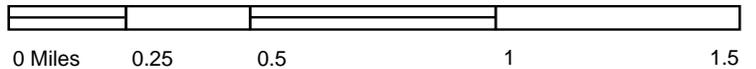
TP, Apple Valley North, 2012, 7.5-minute
 N, Turtle Valley, 2012, 7.5-minute

SITE NAME: Apple Valley 200 AC
ADDRESS: QUARRY RD
 APPLE VALLEY, CA 92307
CLIENT: Pacific Beacon Group





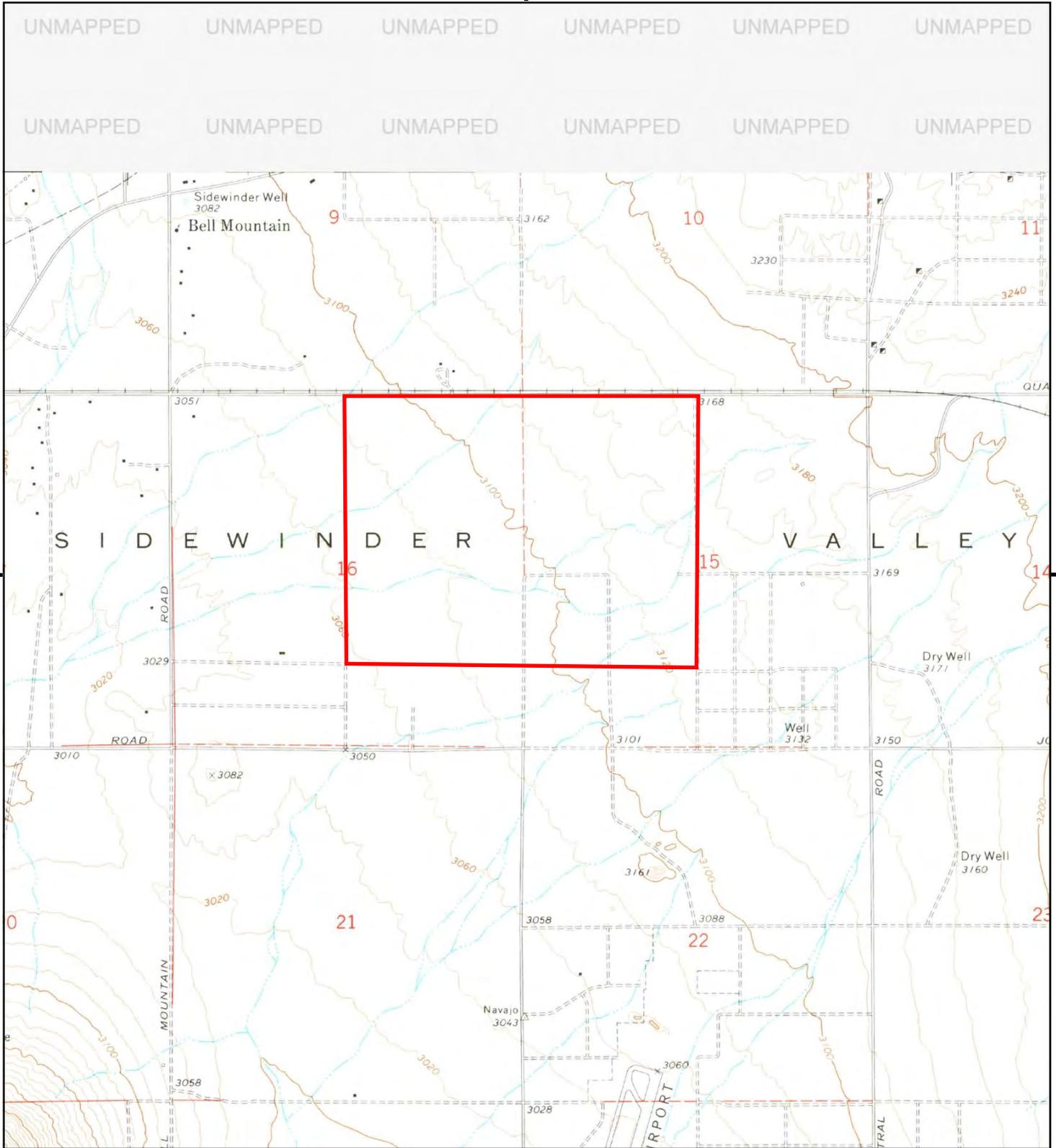
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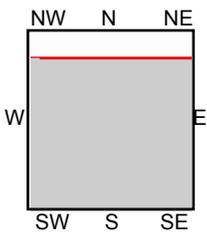
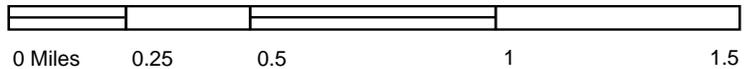
TP, Apple Valley North, 1993, 7.5-minute
 N, Turtle Valley, 1993, 7.5-minute

SITE NAME: Apple Valley 200 AC
ADDRESS: QUARRY RD
 APPLE VALLEY, CA 92307
CLIENT: Pacific Beacon Group





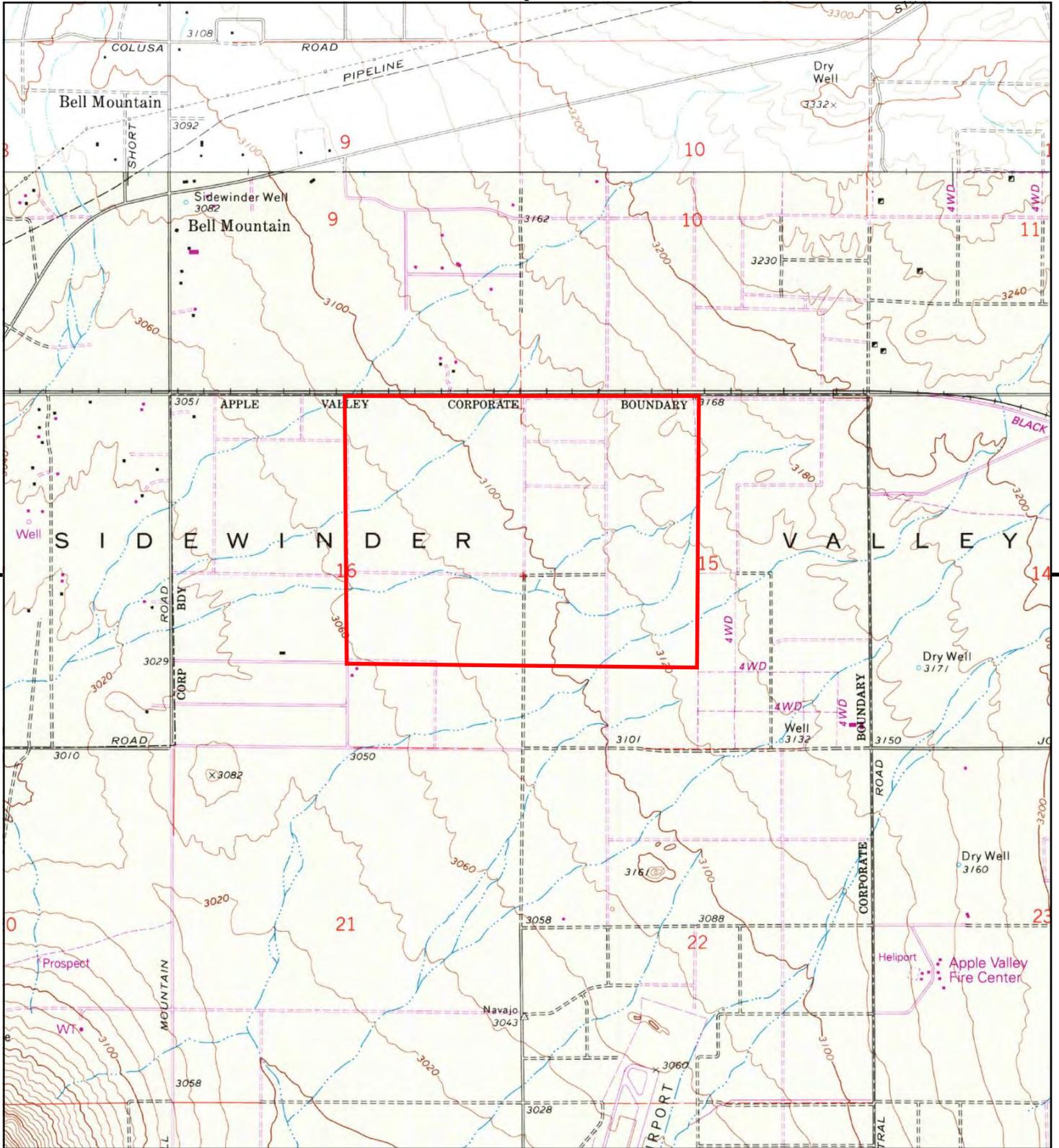
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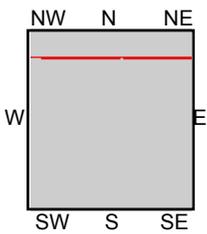
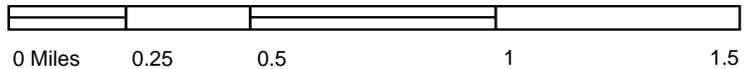
TP, Apple Valley North, 1978, 7.5-minute

SITE NAME: Apple Valley 200 AC
ADDRESS: QUARRY RD
 APPLE VALLEY, CA 92307
CLIENT: Pacific Beacon Group





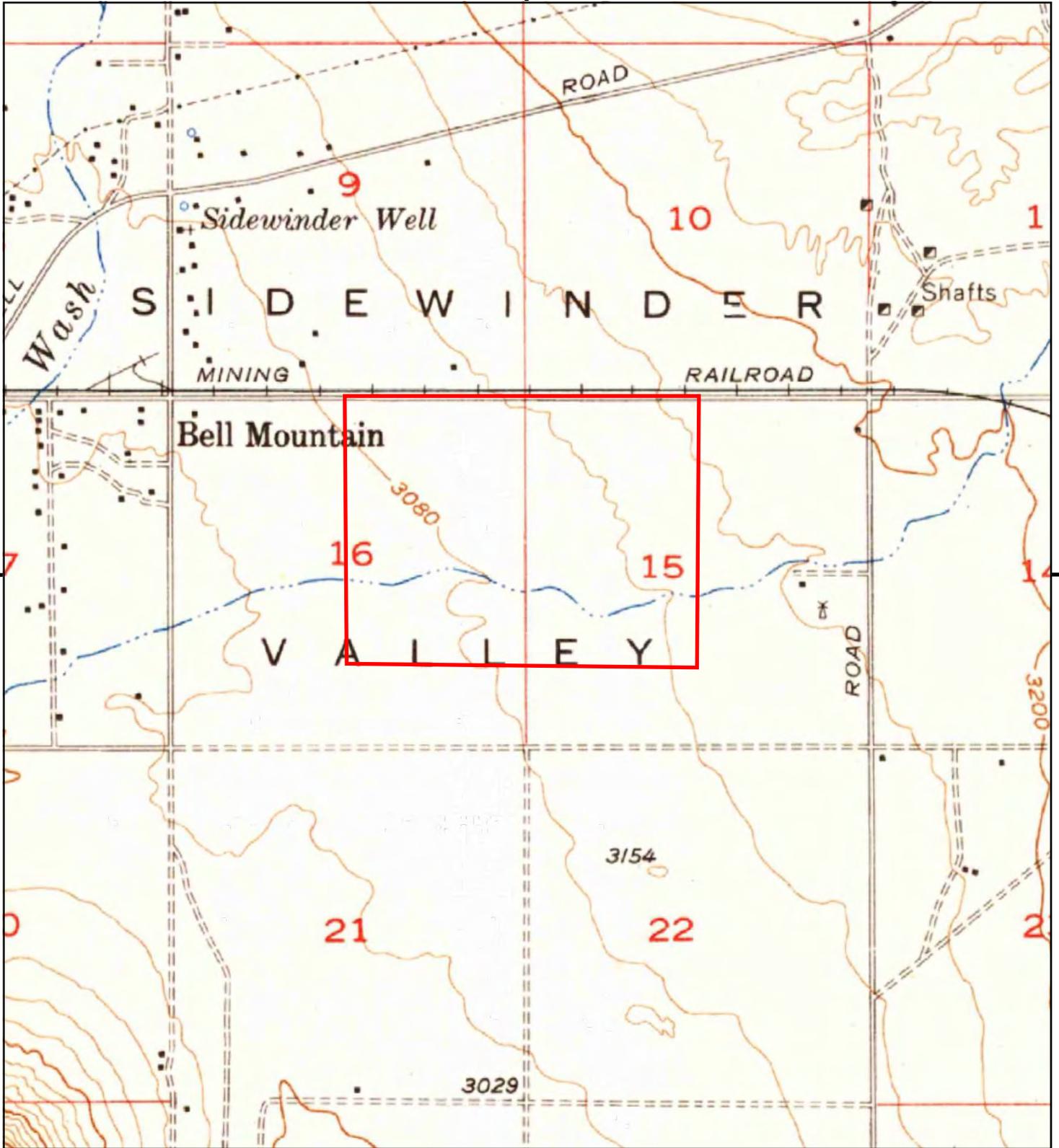
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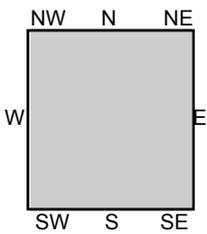
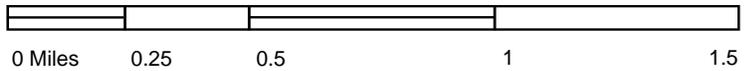
TP, Apple Valley North, 1970, 7.5-minute
 N, Turtle Valley, 1970, 7.5-minute

SITE NAME: Apple Valley 200 AC
ADDRESS: QUARRY RD
 APPLE VALLEY, CA 92307
CLIENT: Pacific Beacon Group





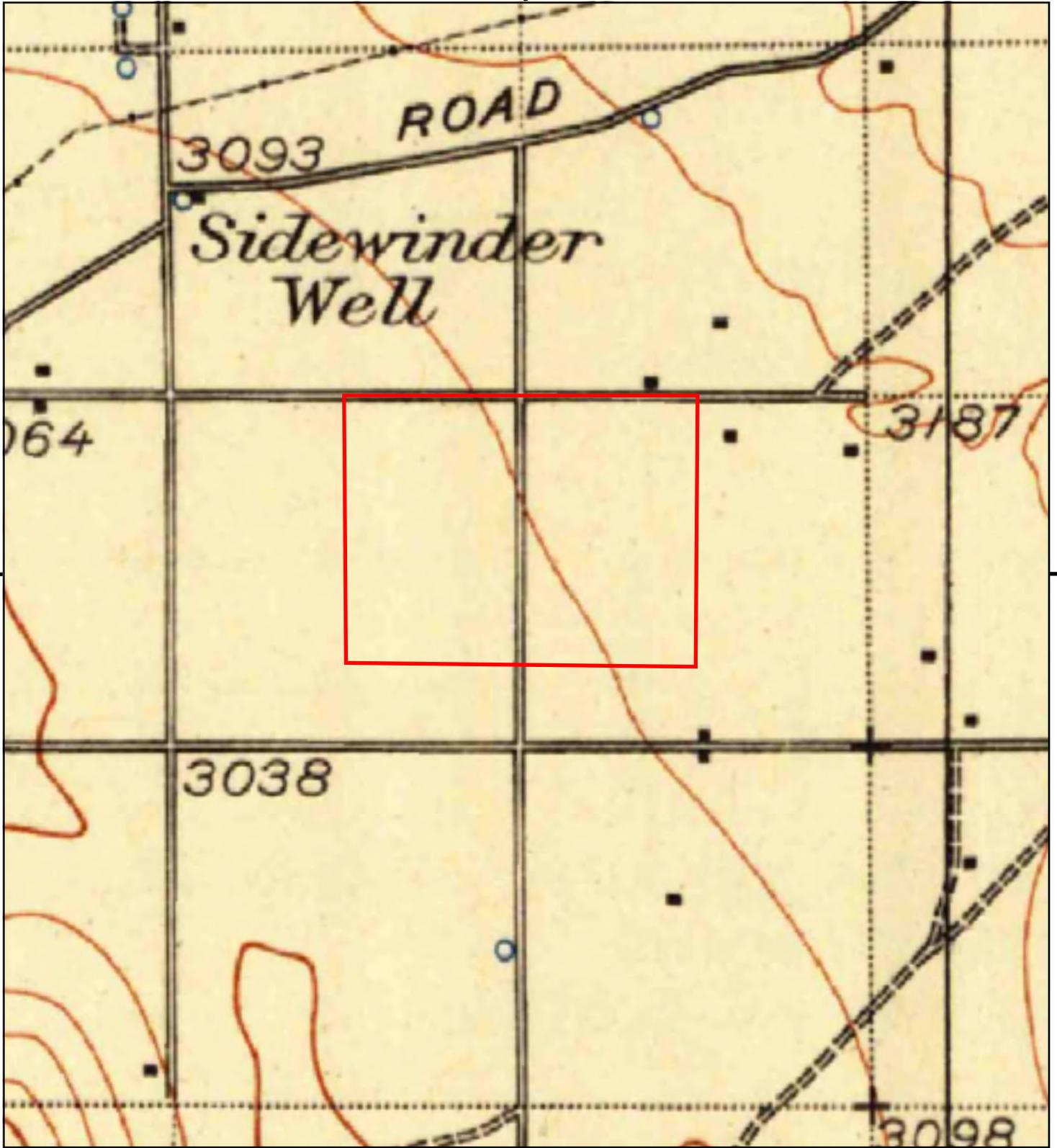
This report includes information from the following map sheet(s).



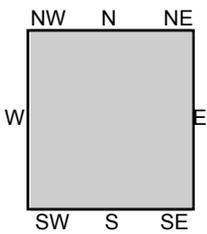
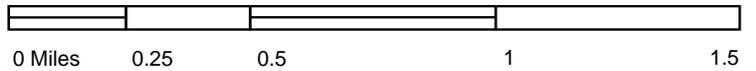
TP, Apple Valley, 1957, 15-minute

SITE NAME: Apple Valley 200 AC
 ADDRESS: QUARRY RD
 APPLE VALLEY, CA 92307
 CLIENT: Pacific Beacon Group





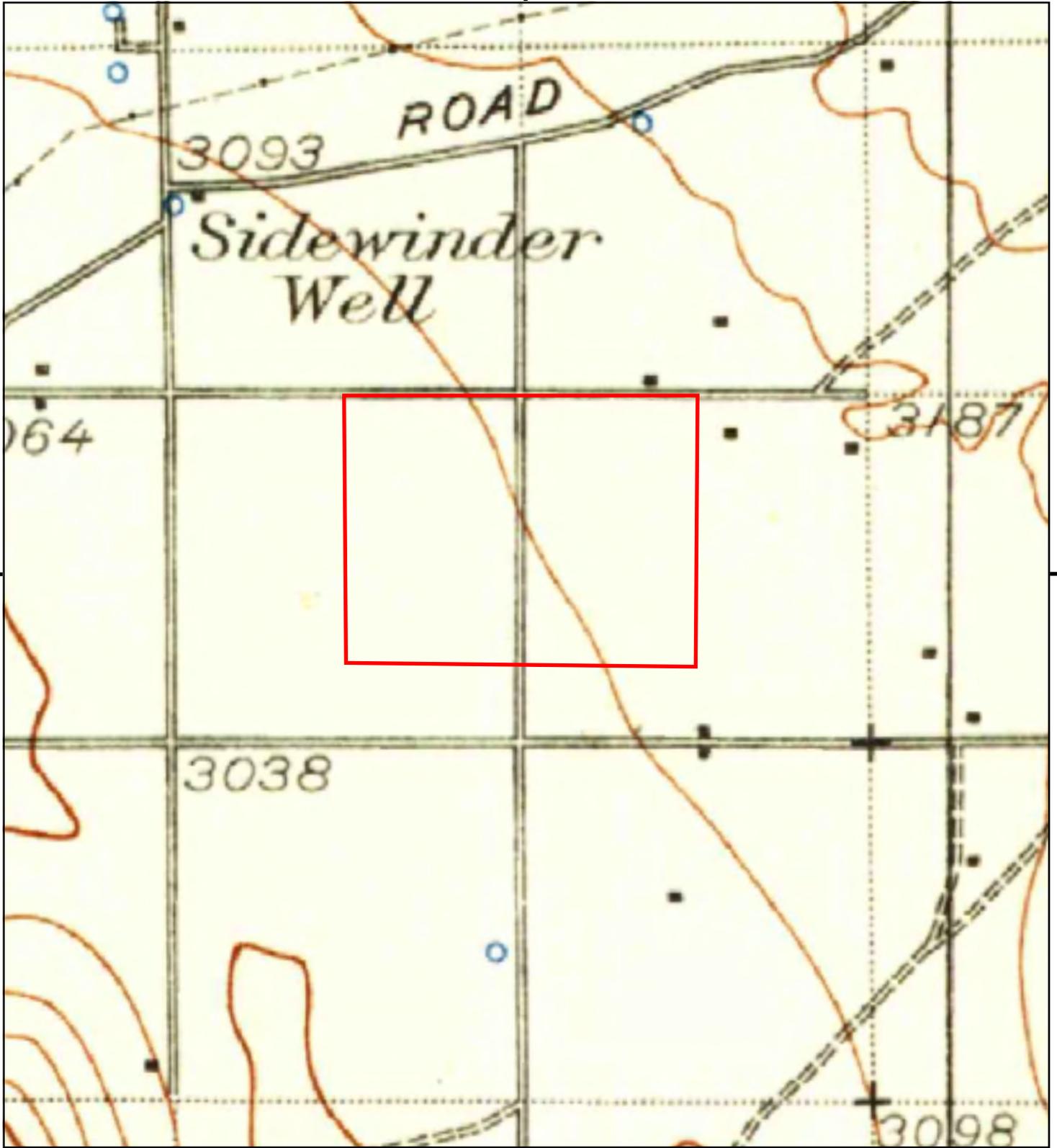
This report includes information from the following map sheet(s).



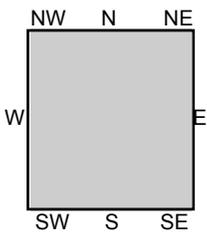
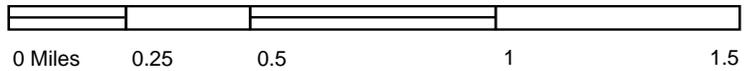
TP, Barstow, 1934, 30-minute

SITE NAME: Apple Valley 200 AC
ADDRESS: QUARRY RD
APPLE VALLEY, CA 92307
CLIENT: Pacific Beacon Group





This report includes information from the following map sheet(s).



TP, Barstow, 1932, 30-minute

SITE NAME: Apple Valley 200 AC
ADDRESS: QUARRY RD
APPLE VALLEY, CA 92307
CLIENT: Pacific Beacon Group



APPENDIX H

ENVIRONMENTAL REGULATORY DATABASES

Apple Valley 200 AC
QUARRY RD
APPLE VALLEY, CA 92307

Inquiry Number: 6670597.2s
September 21, 2021

EDR Summary Radius Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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 <u>GEOCHECK ADDENDUM</u>	
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with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

QUARRY RD
APPLE VALLEY, CA 92307

COORDINATES

Latitude (North): 34.6082270 - 34° 36' 29.61"
Longitude (West): 117.1890290 - 117° 11' 20.50"
Universal Transverse Mercator: Zone 11
UTM X (Meters): 482668.6
UTM Y (Meters): 3829418.2
Elevation: 3099 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: TP
Source: U.S. Geological Survey

Target Property: N
Source: U.S. Geological Survey

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20140601, 20140529
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
 QUARRY RD
 APPLE VALLEY, CA 92307

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	VICTORVILLE PBR N-1	32 MILES NORTH OF VI	ENVIROSTOR	Lower	1646, 0.312, SW
A2	SW PORTLAND CEMENT C	BLACK MT QUARRY, 252	CORRACTS, PADS	Higher	3178, 0.602, ENE
A3	CEMEX CONSTRUCTION M	25220 BLACK MOUNTAIN	ENVIROSTOR, CHMIRS, HWP, NPDES, San Bern. Co....	Higher	3184, 0.603, ENE
B4	VICTORVILLE PBR NO 1		FUDS	Lower	4675, 0.885, SSW
B5	VICTORVILLE PBR #1		UXO	Lower	4675, 0.885, SSW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA CORRACTS facilities list

CORRACTS: A review of the CORRACTS list, as provided by EDR, and dated 03/22/2021 has revealed that there is 1 CORRACTS site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>SW PORTLAND CEMENT C</i> EPA ID:: CAD980735294	<i>BLACK MT QUARRY, 252</i>	<i>ENE 1/2 - 1 (0.602 mi.)</i>	<i>A2</i>	<i>9</i>

State- and tribal - equivalent CERCLIS

ENVIROSTOR: A review of the ENVIROSTOR list, as provided by EDR, and dated 04/23/2021 has revealed that there are 2 ENVIROSTOR sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>CEMEX CONSTRUCTION M</i> Facility Id: 80001744 Status: Inactive - Needs Evaluation	<i>25220 BLACK MOUNTAIN</i>	<i>ENE 1/2 - 1 (0.603 mi.)</i>	<i>A3</i>	<i>9</i>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
VICTORVILLE PBR N-1 Facility Id: 80000403 Status: Inactive - Action Required	32 MILES NORTH OF VI	SW 1/4 - 1/2 (0.312 mi.)	1	9

EXECUTIVE SUMMARY

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

FUDS: A review of the FUDS list, as provided by EDR, and dated 05/04/2021 has revealed that there is 1 FUDS site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
VICTORVILLE PBR NO 1		SSW 1/2 - 1 (0.885 mi.)	B4	10

UXO: A review of the UXO list, as provided by EDR, and dated 12/31/2018 has revealed that there is 1 UXO site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
VICTORVILLE PBR #1		SSW 1/2 - 1 (0.885 mi.)	B5	10

HWP: A review of the HWP list, as provided by EDR, and dated 05/14/2021 has revealed that there is 1 HWP site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CEMEX CONSTRUCTION M EPA ID: CAD980735294 Cleanup Status: CLOSED	25220 BLACK MOUNTAIN	ENE 1/2 - 1 (0.603 mi.)	A3	9

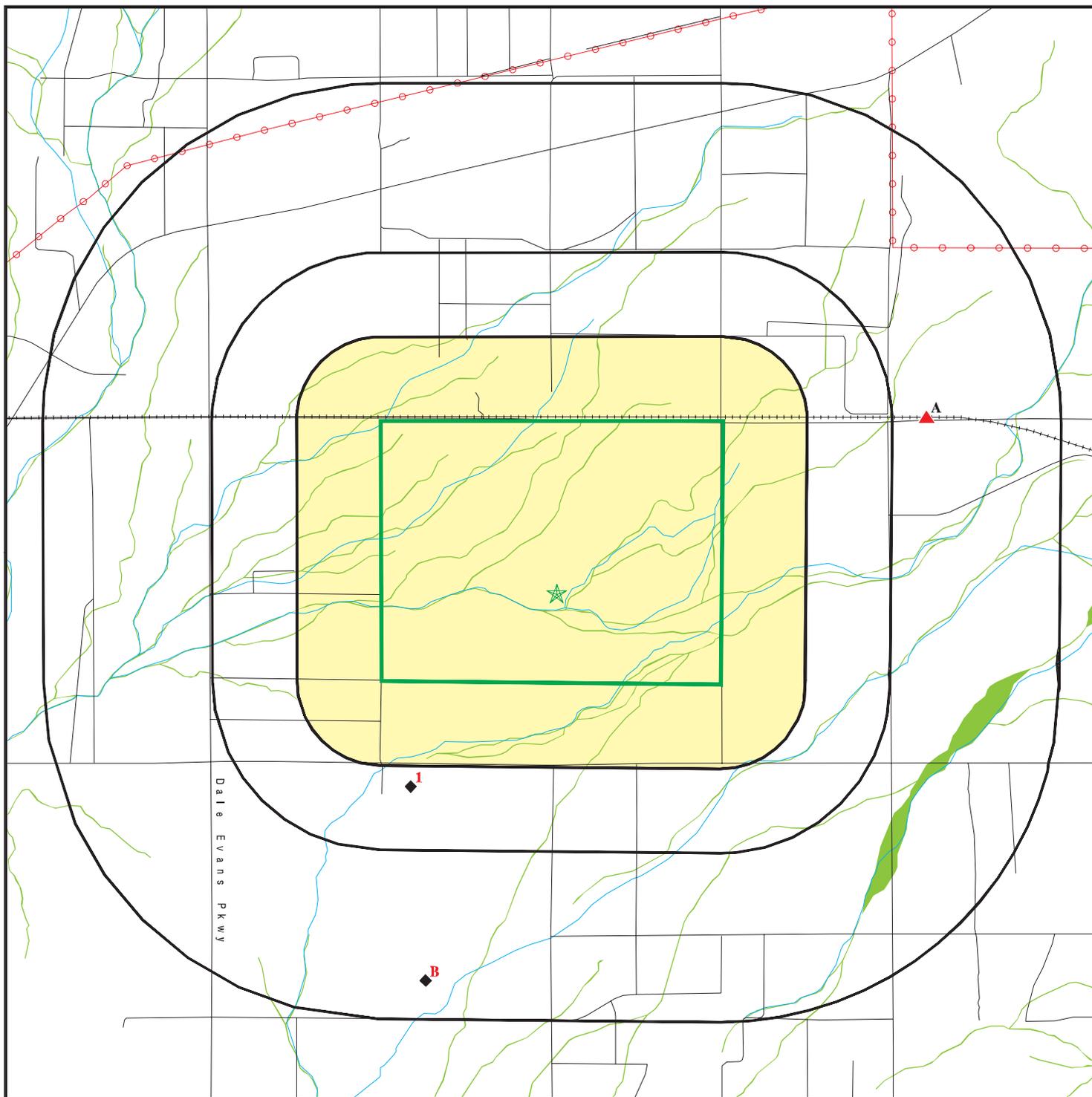
Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
------	--------	-----------	--------------	-----	-------------

NO SITES FOUND

OVERVIEW MAP - 6670597.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

0 1/4 1/2 1 Miles

Indian Reservations BIA

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

Areas of Concern

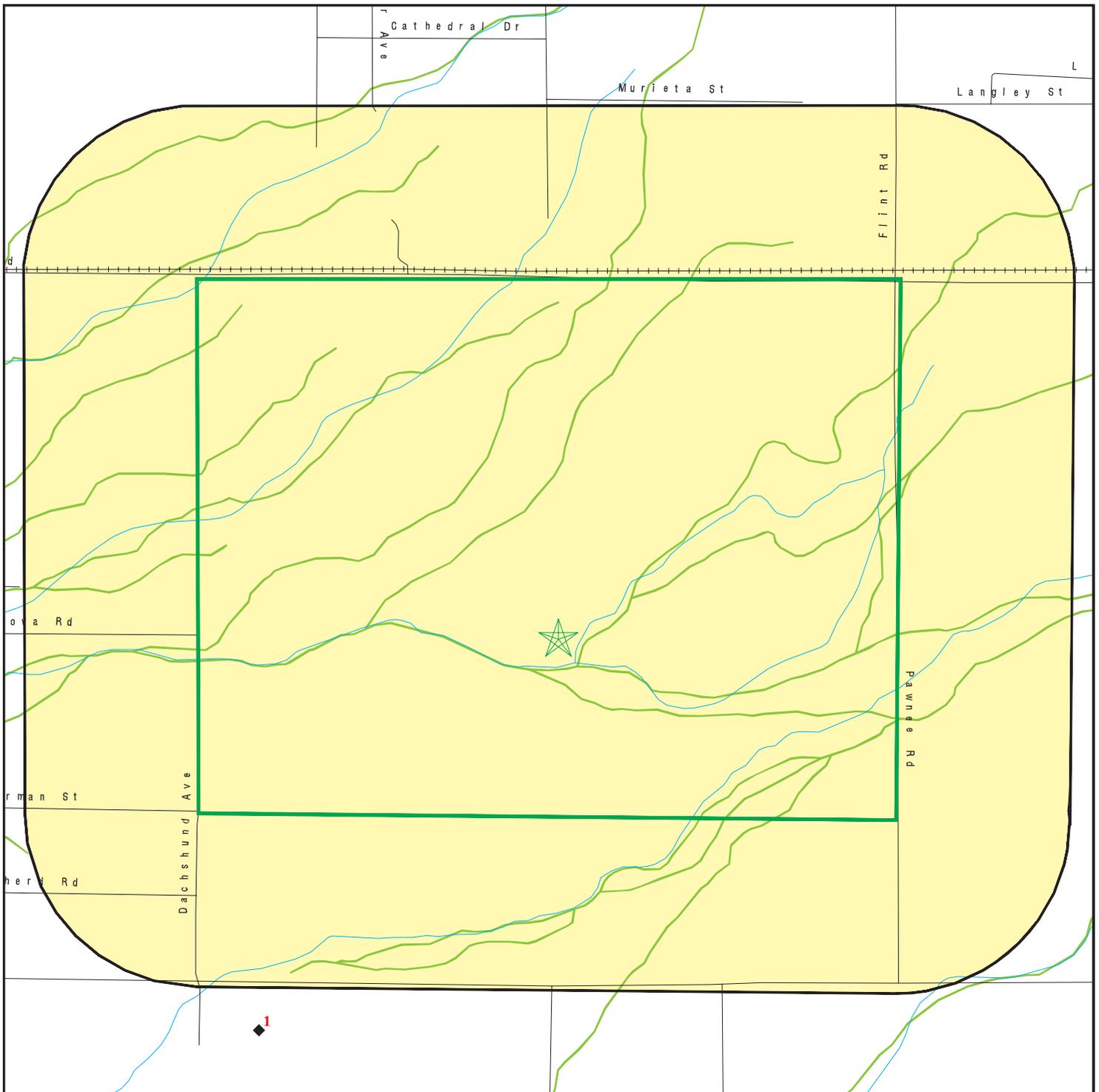


This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Apple Valley 200 AC
 ADDRESS: QUARRY RD
 APPLE VALLEY CA 92307
 LAT/LONG: 34.608227 / 117.189029

CLIENT: Pacific Beacon Group
 CONTACT: Jeff Tartaglino
 INQUIRY #: 6670597.2s
 DATE: September 21, 2021 1:37 pm

DETAIL MAP - 6670597.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites

-  Indian Reservations BIA
-  Special Flood Hazard Area (1%)
-  0.2% Annual Chance Flood Hazard
-  National Wetland Inventory
-  State Wetlands
-  Areas of Concern



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

<p>SITE NAME: Apple Valley 200 AC ADDRESS: QUARRY RD APPLE VALLEY CA 92307 LAT/LONG: 34.608227 / 117.189029</p>	<p>CLIENT: Pacific Beacon Group CONTACT: Jeff Tartaglino INQUIRY #: 6670597.2s DATE: September 21, 2021 1:40 pm</p>
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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site list</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	1	NR	1
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	0.001		0	NR	NR	NR	NR	0
<i>State- and tribal - equivalent NPL RESPONSE</i>								
RESPONSE	1.000		0	0	0	0	NR	0
<i>State- and tribal - equivalent CERCLIS ENVIROSTOR</i>								
ENVIROSTOR	1.000		0	0	1	1	NR	2
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
LUST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
CERS HAZ WASTE	0.250		0	0	NR	NR	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		0	0	NR	NR	NR	0
HIST UST	0.250		0	0	NR	NR	NR	0
CA FID UST	0.250		0	0	NR	NR	NR	0
CERS TANKS	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
CHMIRS	0.001		0	NR	NR	NR	NR	0
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	1	NR	1
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	1	NR	1
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	0.001		0	NR	NR	NR	NR	0
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
HAZNET	0.001		0	NR	NR	NR	NR	0
ICE	0.001		0	NR	NR	NR	NR	0
HIST CORTESE	0.500		0	0	0	NR	NR	0
HWP	1.000		0	0	0	1	NR	1
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
San Bern. Co. Permit	0.250		0	0	NR	NR	NR	0
PEST LIC	0.001		0	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
UIC GEO	0.001		0	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	0.001		0	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
MILITARY PRIV SITES	0.001		0	NR	NR	NR	NR	0
PROJECT	0.001		0	NR	NR	NR	NR	0
WDR	0.001		0	NR	NR	NR	NR	0
CIWQS	0.001		0	NR	NR	NR	NR	0
CERS	0.001		0	NR	NR	NR	NR	0
NON-CASE INFO	0.001		0	NR	NR	NR	NR	0
OTHER OIL GAS	0.001		0	NR	NR	NR	NR	0
PROD WATER PONDS	0.001		0	NR	NR	NR	NR	0
SAMPLING POINT	0.001		0	NR	NR	NR	NR	0
WELL STIM PROJ	0.001		0	NR	NR	NR	NR	0
HWTS	TP		NR	NR	NR	NR	NR	0
MINES MRDS	0.001		0	NR	NR	NR	NR	0
<u>EDR HIGH RISK HISTORICAL RECORDS</u>								
<i>EDR Exclusive Records</i>								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
<u>EDR RECOVERED GOVERNMENT ARCHIVES</u>								
<i>Exclusive Recovered Govt. Archives</i>								
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		0	0	0	1	5	0	6

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Search Distance (Miles)</u>	<u>Target Property</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
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NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
1 SW 1/4-1/2 0.312 mi. 1646 ft.	VICTORVILLE PBR N-1 32 MILES NORTH OF VICTORVILLE VICTORVILLE, CA 92312 Click here for full text details	ENVIROSTOR	S109348520 N/A
Relative: Lower	ENVIROSTOR Facility Id 80000403 Status Inactive - Action Required		
A2 ENE 1/2-1 0.602 mi. 3178 ft.	SW PORTLAND CEMENT CO BL MT QR BLACK MT QUARRY, 25220 QUARRY RD APPLE VALLEY, CA 92307 Click here for full text details	CORRACTS PADS	1015757280 CAD980735294
Relative: Higher	CORRACTS EPA ID: CAD980735294 PADS EPAID: CAD980735294		
A3 ENE 1/2-1 0.603 mi. 3184 ft.	CEMEX CONSTRUCTION MATERIALS PACIFIC LLC 25220 BLACK MOUNTAIN QUARRY RD APPLE VALLEY, CA 92307 Click here for full text details	ENVIROSTOR CHMIRS HWP NPDES San Bern. Co. Permit CIWQS	S104770338 N/A
Relative: Higher	ENVIROSTOR Facility Id 80001744 Status Inactive - Needs Evaluation CHMIRS OES Incident Number 08-8797 OES Incident Number 12-3350 HWP EPA ID CAD980735294 Cleanup Status CLOSED NPDES Facility Status Active San Bern. Co. Permit Facility Id FA0018299 Facility Status ACTIVE		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
B4 SSW 1/2-1 0.885 mi. 4675 ft. Relative: Lower	VICTORVILLE PBR NO 1 APPLE VALLEY, CA Click here for full text details	FUDS	1007212149 N/A
B5 SSW 1/2-1 0.885 mi. 4675 ft. Relative: Lower	VICTORVILLE PBR #1 APPLE VALLEY, CA Click here for full text details	UXO	1024714491 N/A

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	AST	Aboveground Petroleum Storage Tank Facilities	California Environmental Protection Agency	07/06/2016	07/12/2016	09/19/2016
CA	BROWNFIELDS	Considered Brownfields Sites Listing	State Water Resources Control Board	06/17/2021	06/17/2021	09/13/2021
CA	CA BOND EXP. PLAN	Bond Expenditure Plan	Department of Health Services	01/01/1989	07/27/1994	08/02/1994
CA	CA FID UST	Facility Inventory Database	California Environmental Protection Agency	10/31/1994	09/05/1995	09/29/1995
CA	CDL	Clandestine Drug Labs	Department of Toxic Substances Control	12/31/2019	01/20/2021	04/08/2021
CA	CERS	CalEPA Regulated Site Portal Data	California Environmental Protection Agency	04/19/2021	04/20/2021	07/07/2021
CA	CERS HAZ WASTE	CERS HAZ WASTE	CalEPA	04/19/2021	04/20/2021	07/07/2021
CA	CERS TANKS	California Environmental Reporting System (CERS) Tanks	California Environmental Protection Agency	04/19/2021	04/20/2021	07/07/2021
CA	CHMIRS	California Hazardous Material Incident Report System	Office of Emergency Services	04/04/2021	04/20/2021	07/07/2021
CA	CIWQS	California Integrated Water Quality System	State Water Resources Control Board	05/19/2021	05/19/2021	08/12/2021
CA	CORTESE	"Cortese" Hazardous Waste & Substances Sites List	CAL EPA/Office of Emergency Information	06/17/2021	06/17/2021	09/14/2021
CA	CPS-SLIC	Statewide SLIC Cases (GEOTRACKER)	State Water Resources Control Board	06/03/2021	06/03/2021	08/24/2021
CA	CUPA LIVERMORE-PLEASANTON	CUPA Facility Listing	Livermore-Pleasanton Fire Department	05/01/2019	05/14/2019	07/17/2019
CA	DEED	Deed Restriction Listing	DTSC and SWRCB	05/28/2021	05/28/2021	08/20/2021
CA	DRYCLEAN AVAQMD	Antelope Valley Air Quality Management District Drycleaner L	Antelope Valley Air Quality Management Distri	05/25/2021	05/26/2021	08/18/2021
CA	DRYCLEAN SOUTH COAST	South Coast Air Quality Management District Drycleaner Listi	South Coast Air Quality Management District	05/18/2021	05/19/2021	08/05/2021
CA	DRYCLEANERS	Cleaner Facilities	Department of Toxic Substance Control	05/25/2021	05/28/2021	08/20/2021
CA	EMI	Emissions Inventory Data	California Air Resources Board	12/31/2019	06/10/2021	08/27/2021
CA	ENF	Enforcement Action Listing	State Water Resources Control Board	04/16/2021	04/20/2021	07/07/2021
CA	ENVIROSTOR	EnviroStor Database	Department of Toxic Substances Control	04/23/2021	04/23/2021	07/12/2021
CA	Financial Assurance 1	Financial Assurance Information Listing	Department of Toxic Substances Control	04/14/2021	04/15/2021	07/06/2021
CA	Financial Assurance 2	Financial Assurance Information Listing	California Integrated Waste Management Board	05/13/2021	05/13/2021	07/26/2021
CA	HAULERS	Registered Waste Tire Haulers Listing	Integrated Waste Management Board	11/23/2020	11/23/2020	02/08/2021
CA	HAZNET	Facility and Manifest Data	California Environmental Protection Agency	12/31/2019	04/15/2020	07/02/2020
CA	HIST CAL-SITES	Calsites Database	Department of Toxic Substance Control	08/08/2005	08/03/2006	08/24/2006
CA	HIST CORTESE	Hazardous Waste & Substance Site List	Department of Toxic Substances Control	04/01/2001	01/22/2009	04/08/2009
CA	HIST UST	Hazardous Substance Storage Container Database	State Water Resources Control Board	10/15/1990	01/25/1991	02/12/1991
CA	HWP	EnviroStor Permitted Facilities Listing	Department of Toxic Substances Control	05/14/2021	05/14/2021	07/27/2021
CA	HWT	Registered Hazardous Waste Transporter Database	Department of Toxic Substances Control	04/05/2021	04/06/2021	06/23/2021
CA	HWTS	Hazardous Waste Tracking System	Department of Toxic Substances Control	04/08/2021	04/09/2021	04/20/2021
CA	ICE	ICE	Department of Toxic Substances Control	05/14/2021	05/14/2021	07/27/2021
CA	LDS	Land Disposal Sites Listing (GEOTRACKER)	State Water Quality Control Board	06/03/2021	06/03/2021	08/24/2021
CA	LIENS	Environmental Liens Listing	Department of Toxic Substances Control	05/27/2021	05/28/2021	08/20/2021
CA	LUST	Leaking Underground Fuel Tank Report (GEOTRACKER)	State Water Resources Control Board	06/03/2021	06/03/2021	08/24/2021
CA	LUST REG 1	Active Toxic Site Investigation	California Regional Water Quality Control Boa	02/01/2001	02/28/2001	03/29/2001
CA	LUST REG 2	Fuel Leak List	California Regional Water Quality Control Boa	09/30/2004	10/20/2004	11/19/2004
CA	LUST REG 3	Leaking Underground Storage Tank Database	California Regional Water Quality Control Boa	05/19/2003	05/19/2003	06/02/2003
CA	LUST REG 4	Underground Storage Tank Leak List	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004
CA	LUST REG 5	Leaking Underground Storage Tank Database	California Regional Water Quality Control Boa	07/01/2008	07/22/2008	07/31/2008
CA	LUST REG 6L	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	09/09/2003	09/10/2003	10/07/2003
CA	LUST REG 6V	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	06/07/2005	06/07/2005	06/29/2005
CA	LUST REG 7	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	02/26/2004	02/26/2004	03/24/2004
CA	LUST REG 8	Leaking Underground Storage Tanks	California Regional Water Quality Control Boa	02/14/2005	02/15/2005	03/28/2005
CA	LUST REG 9	Leaking Underground Storage Tank Report	California Regional Water Quality Control Boa	03/01/2001	04/23/2001	05/21/2001
CA	MCS	Military Cleanup Sites Listing (GEOTRACKER)	State Water Resources Control Board	06/03/2021	06/03/2021	08/24/2021
CA	MILITARY PRIV SITES	Military Privatized Sites (GEOTRACKER)	State Water Resources Control Board	06/03/2021	06/03/2021	08/24/2021
CA	MILITARY UST SITES	Military UST Sites (GEOTRACKER)	State Water Resources Control Board	06/03/2021	06/03/2021	08/24/2021

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	MINES	Mines Site Location Listing	Department of Conservation	06/03/2021	06/03/2021	08/24/2021
CA	MWMP	Medical Waste Management Program Listing	Department of Public Health	05/06/2021	05/28/2021	08/20/2021
CA	NON-CASE INFO	Non-Case Information Sites (GEOTRACKER)	State Water Resources Control Board	06/03/2021	06/03/2021	08/24/2021
CA	NOTIFY 65	Proposition 65 Records	State Water Resources Control Board	03/12/2021	03/16/2021	06/01/2021
CA	NPDES	NPDES Permits Listing	State Water Resources Control Board	05/10/2021	05/11/2021	07/27/2021
CA	OTHER OIL GAS	Other Oil & Gas Projects Sites (GEOTRACKER)	State Water Resources Control Board	06/03/2021	06/03/2021	08/24/2021
CA	PEST LIC	Pesticide Regulation Licenses Listing	Department of Pesticide Regulation	05/28/2021	05/28/2021	08/20/2021
CA	PFAS	PFAS Contamination Site Location Listing	State Water Resources Control Board	06/04/2021	06/04/2021	08/27/2021
CA	PROC	Certified Processors Database	Department of Conservation	06/04/2021	06/04/2021	08/27/2021
CA	PROD WATER PONDS	Produced Water Ponds Sites (GEOTRACKER)	State Water Resources Control Board	06/03/2021	06/03/2021	08/24/2021
CA	PROJECT	Project Sites (GEOTRACKER)	State Water Resources Control Board	06/03/2021	06/03/2021	08/24/2021
CA	RESPONSE	State Response Sites	Department of Toxic Substances Control	04/23/2021	04/23/2021	07/12/2021
CA	RGALF	Recovered Government Archive Solid Waste Facilities List	Department of Resources Recycling and Recover		07/01/2013	01/13/2014
CA	RGALUST	Recovered Government Archive Leaking Underground Storage Tan	State Water Resources Control Board		07/01/2013	12/30/2013
CA	SAMPLING POINT	Sampling Point ? Public Sites (GEOTRACKER)	State Water Resources Control Board	06/03/2021	06/03/2021	08/24/2021
CA	SAN FRANCISCO AST	Aboveground Storage Tank Site Listing	San Francisco County Department of Public Hea	05/06/2021	05/07/2021	07/23/2021
CA	SCH	School Property Evaluation Program	Department of Toxic Substances Control	04/23/2021	04/23/2021	07/12/2021
CA	SLIC REG 1	Active Toxic Site Investigations	California Regional Water Quality Control Boa	04/03/2003	04/07/2003	04/25/2003
CA	SLIC REG 2	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board San Fran	09/30/2004	10/20/2004	11/19/2004
CA	SLIC REG 3	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	05/18/2006	05/18/2006	06/15/2006
CA	SLIC REG 4	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Region Water Quality Control Board Los Angele	11/17/2004	11/18/2004	01/04/2005
CA	SLIC REG 5	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board Central	04/01/2005	04/05/2005	04/21/2005
CA	SLIC REG 6L	SLIC Sites	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004
CA	SLIC REG 6V	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board, Victorv	05/24/2005	05/25/2005	06/16/2005
CA	SLIC REG 7	SLIC List	California Regional Quality Control Board, Co	11/24/2004	11/29/2004	01/04/2005
CA	SLIC REG 8	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Region Water Quality Control Board	04/03/2008	04/03/2008	04/14/2008
CA	SLIC REG 9	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	09/10/2007	09/11/2007	09/28/2007
CA	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	06/06/2012	01/03/2013	02/22/2013
CA	SWEEPS UST	SWEEPS UST Listing	State Water Resources Control Board	06/01/1994	07/07/2005	08/11/2005
CA	SWF/LF (SWIS)	Solid Waste Information System	Department of Resources Recycling and Recover	05/10/2021	05/11/2021	07/27/2021
CA	SWRCY	Recycler Database	Department of Conservation	06/04/2021	06/04/2021	08/27/2021
CA	TOXIC PITS	Toxic Pits Cleanup Act Sites	State Water Resources Control Board	07/01/1995	08/30/1995	09/26/1995
CA	UIC	UIC Listing	Deaprtment of Conservation	06/03/2021	06/03/2021	08/25/2021
CA	UIC GEO	Underground Injection Control Sites (GEOTRACKER)	State Water Resource Control Board	06/03/2021	06/03/2021	08/24/2021
CA	UST	Active UST Facilities	SWRCB	06/03/2021	06/03/2021	08/24/2021
CA	UST CLOSURE	Proposed Closure of Underground Storage Tank (UST) Cases	State Water Resources Control Board	05/20/2021	06/04/2021	08/30/2021
CA	VCP	Voluntary Cleanup Program Properties	Department of Toxic Substances Control	04/23/2021	04/23/2021	07/12/2021
CA	WASTEWATER PITS	Oil Wastewater Pits Listing	RWQCB, Central Valley Region	11/19/2019	01/07/2020	03/09/2020
CA	WDR	Waste Discharge Requirements Listing	State Water Resources Control Board	06/07/2021	06/07/2021	08/27/2021
CA	WDS	Waste Discharge System	State Water Resources Control Board	06/19/2007	06/20/2007	06/29/2007
CA	WELL STIM PROJ	Well Stimulation Project (GEOTRACKER)	State Water Resources Control Board	06/03/2021	06/03/2021	08/25/2021
CA	WIP	Well Investigation Program Case List	Los Angeles Water Quality Control Board	07/03/2009	07/21/2009	08/03/2009
CA	WMUDS/SWAT	Waste Management Unit Database	State Water Resources Control Board	04/01/2000	04/10/2000	05/10/2000
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	09/30/2017	05/08/2018	07/20/2018
US	ABANDONED MINES	Abandoned Mines	Department of Interior	06/15/2021	06/16/2021	08/17/2021
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2017	06/22/2020	11/20/2020
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2019	12/01/2020	02/09/2021

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	01/12/2017	03/05/2019	11/11/2019
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	06/30/2021	07/14/2021	07/16/2021
US	CORRACTS	Corrective Action Report	EPA	03/22/2021	03/23/2021	05/19/2021
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	05/06/2021	05/21/2021	08/11/2021
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	DOT OPS	Incident and Accident Data	Department of Transportation, Office of Pipeli	01/02/2020	01/28/2020	04/17/2020
US	Delisted NPL	National Priority List Deletions	EPA	07/29/2021	08/04/2021	08/31/2021
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	04/04/2021	04/06/2021	06/25/2021
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	06/14/2021	06/17/2021	08/17/2021
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	05/25/2021	06/24/2021	09/20/2021
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	04/02/2018	04/11/2018	11/06/2019
US	FEMA UST	Underground Storage Tank Listing	FEMA	01/29/2021	02/17/2021	03/22/2021
US	FINDS	Facility Index System/Facility Registry System	EPA	05/05/2021	05/18/2021	08/17/2021
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	05/04/2021	05/18/2021	08/11/2021
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	05/14/2021	05/14/2021	08/03/2021
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	08/08/2017	09/11/2018	09/14/2018
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	03/22/2021	03/24/2021	06/17/2021
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Serivces, Indian	04/01/2014	08/06/2014	01/29/2015
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	04/28/2021	06/11/2021	09/07/2021
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	04/27/2021	06/11/2021	09/07/2021
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	05/28/2021	06/22/2021	09/20/2021
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	04/06/2021	06/11/2021	09/07/2021
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	05/17/2021	06/11/2021	09/07/2021
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	06/01/2021	06/11/2021	09/07/2021
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	05/27/2021	06/11/2021	09/07/2021
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	05/27/2021	06/11/2021	09/07/2021
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	04/28/2021	06/11/2021	09/07/2021
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	04/27/2021	06/11/2021	09/07/2021
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	05/28/2021	06/22/2021	09/20/2021
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	04/06/2021	06/11/2021	09/07/2021
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	05/17/2021	06/11/2021	09/07/2021
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	06/01/2021	06/11/2021	09/07/2021
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	05/27/2021	06/11/2021	09/07/2021
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	05/27/2021	06/11/2021	09/07/2021
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	07/29/2021	08/04/2021	08/31/2021
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	07/29/2021	08/04/2021	08/31/2021
US	LUCIS	Land Use Control Information System	Department of the Navy	05/10/2021	05/13/2021	08/03/2021
US	MINES MRDS	Mineral Resources Data System	USGS	04/06/2018	10/21/2019	10/24/2019
US	MINES VIOLATIONS	MSHA Violation Assessment Data	DOL, Mine Safety & Health Admi	05/27/2021	05/27/2021	06/10/2021
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	03/08/2021	03/11/2021	05/11/2021
US	NPL	National Priority List	EPA	07/29/2021	08/04/2021	08/31/2021
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	11/19/2020	01/08/2021	03/22/2021
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	09/13/2019	11/06/2019	02/10/2020
US	PCS	Permit Compliance System	EPA, Office of Water	07/14/2011	08/05/2011	09/29/2011
US	PCS ENF	Enforcement data	EPA	12/31/2014	02/05/2015	03/06/2015
US	PCS INACTIVE	Listing of Inactive PCS Permits	EPA	11/05/2014	01/06/2015	05/06/2015
US	PRP	Potentially Responsible Parties	EPA	12/30/2020	01/14/2021	03/05/2021
US	Proposed NPL	Proposed National Priority List Sites	EPA	07/29/2021	08/04/2021	08/31/2021
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	07/01/2019	07/01/2019	09/23/2019
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	03/22/2021	03/23/2021	05/19/2021
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	03/22/2021	03/23/2021	05/19/2021
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	03/22/2021	03/23/2021	05/19/2021
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	03/22/2021	03/23/2021	05/19/2021
US	RCRA-VSQG	RCRA - Very Small Quantity Generators (Formerly Conditionall	Environmental Protection Agency	03/22/2021	03/23/2021	05/19/2021
US	RMP	Risk Management Plans	Environmental Protection Agency	05/07/2021	05/13/2021	08/03/2021
US	ROD	Records Of Decision	EPA	07/29/2021	08/04/2021	08/31/2021
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	01/01/2017	02/03/2017	04/07/2017
US	SEMS	Superfund Enterprise Management System	EPA	07/29/2021	08/04/2021	08/31/2021
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	07/29/2021	08/04/2021	08/31/2021
US	SSTS	Section 7 Tracking Systems	EPA	04/19/2021	04/20/2021	07/16/2021
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2018	08/14/2020	11/04/2020
US	TSCA	Toxic Substances Control Act	EPA	12/31/2016	06/17/2020	09/10/2020
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	08/30/2019	11/15/2019	01/28/2020
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	06/10/2021	06/10/2021	08/17/2021
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	05/18/2021	05/18/2021	08/03/2021
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	05/17/2021	05/21/2021	08/11/2021
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	03/22/2021	03/23/2021	06/17/2021
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	05/18/2021	05/18/2021	08/03/2021
US	US INST CONTROLS	Institutional Controls Sites List	Environmental Protection Agency	05/17/2021	05/21/2021	08/11/2021
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	05/03/2021	05/25/2021	08/11/2021
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	05/06/2020	05/27/2020	08/13/2020
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	UXO	Unexploded Ordnance Sites	Department of Defense	12/31/2018	07/02/2020	09/17/2020

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	03/24/2021	05/11/2021	07/28/2021
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2018	04/10/2019	05/16/2019
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	01/01/2019	04/29/2020	07/10/2020
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	06/30/2018	07/19/2019	09/10/2019
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2019	02/11/2021	02/24/2021
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	05/31/2018	06/19/2019	09/03/2019
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
CA	Daycare Centers	Sensitive Receptor: Licensed Facilities	Department of Social Services			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
CA	State Wetlands	Wetland Inventory	Department of Fish and Wildlife			
US	Topographic Map		U.S. Geological Survey			
US	Oil/Gas Pipelines		Endeavor Business Media			
US	Electric Power Transmission Line Data		Endeavor Business Media			

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

APPLE VALLEY 200 AC
QUARRY RD
APPLE VALLEY, CA 92307

TARGET PROPERTY COORDINATES

Latitude (North): 34.608227 - 34° 36' 29.62"
Longitude (West): 117.189029 - 117° 11' 20.50"
Universal Transverse Mercator: Zone 11
UTM X (Meters): 482668.6
UTM Y (Meters): 3829418.2
Elevation: 3099 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map: 5619054 APPLE VALLEY NORTH, CA
Version Date: 2012

North Map: 5619084 TURTLE VALLEY, CA
Version Date: 2012

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

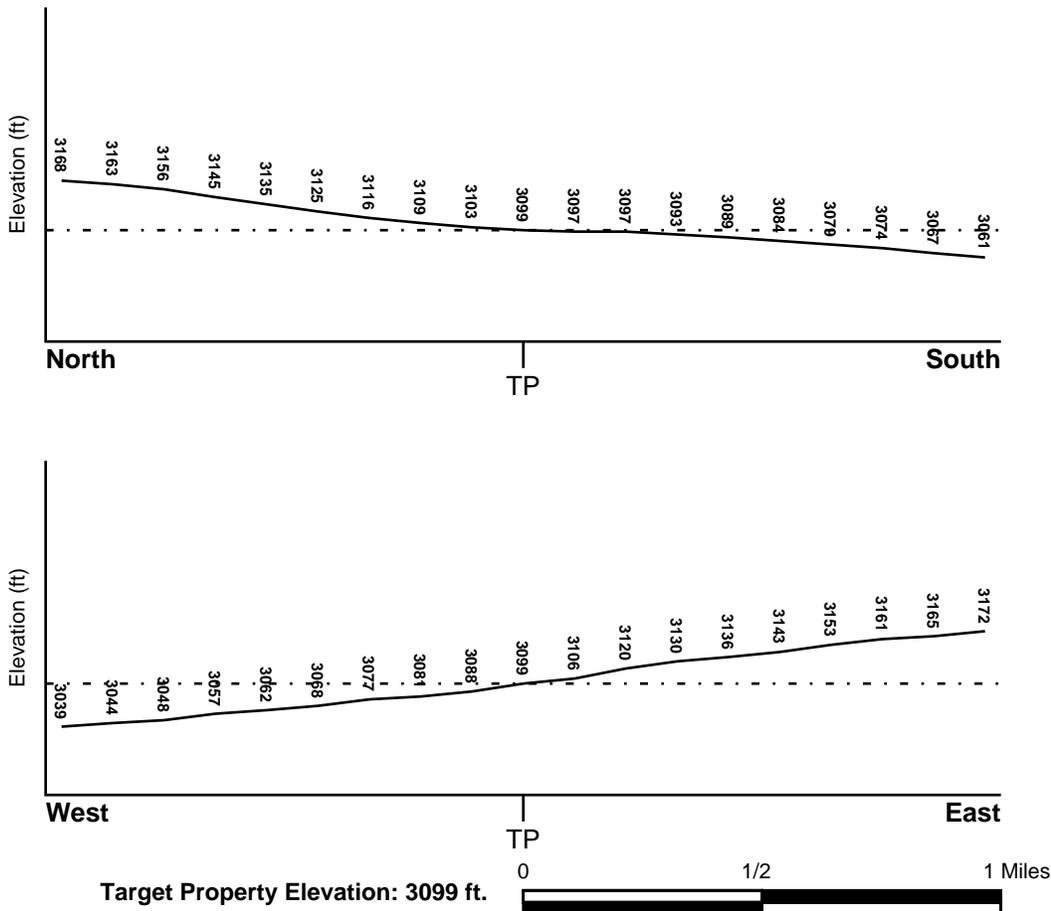
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General WSW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
06071C5850F	FEMA Q3 Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
Not Reported	

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
NOT AVAILABLE	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

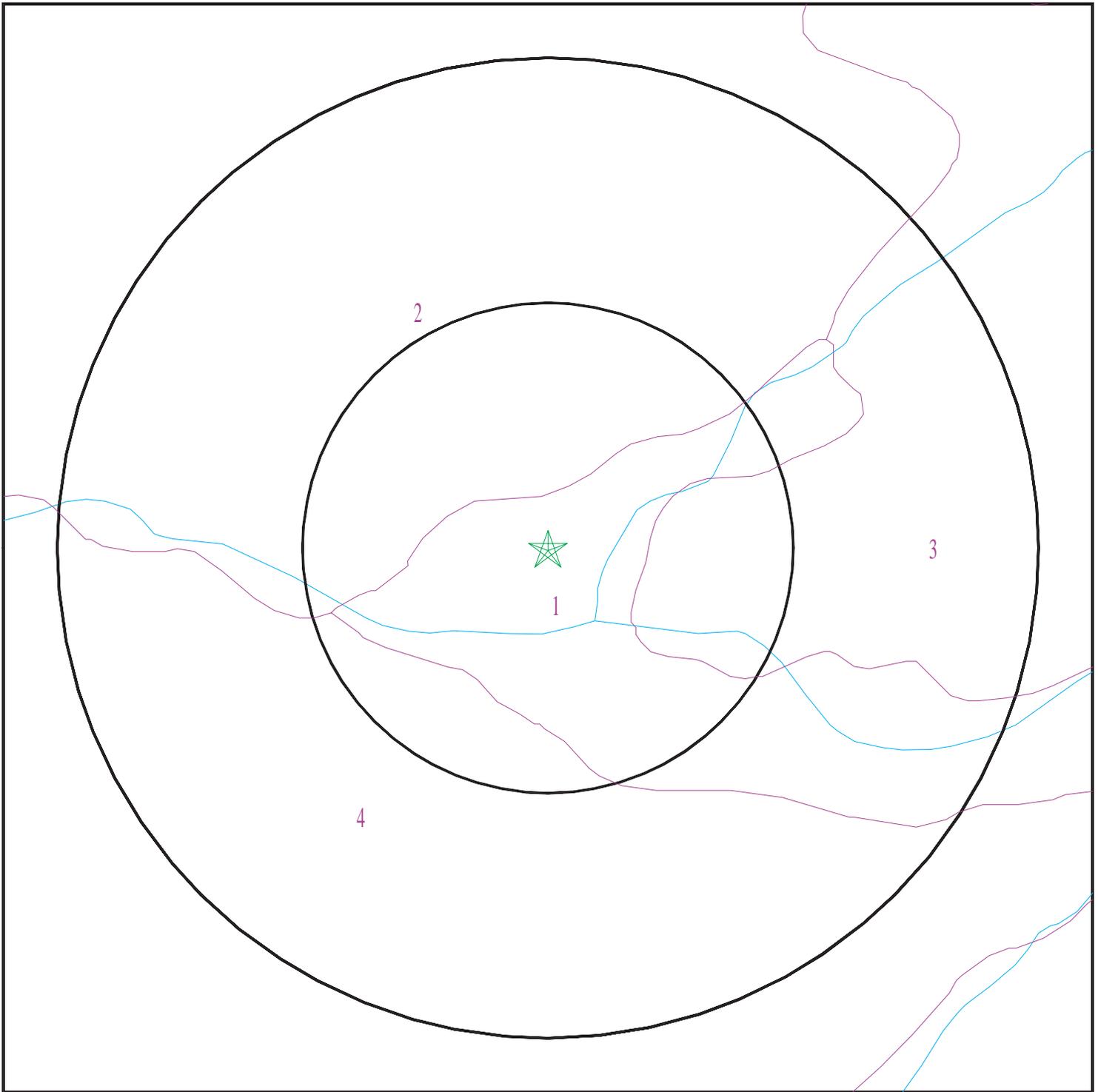
Era:	Paleozoic
System:	Pennsylvanian
Series:	Upper Paleozoic
Code:	uPz (<i>decoded above as Era, System & Series</i>)

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 6670597.2s



- ★ Target Property
- ∩ SSURGO Soil
- ∩ Water



SITE NAME: Apple Valley 200 AC
ADDRESS: QUARRY RD
APPLE VALLEY CA 92307
LAT/LONG: 34.608227 / 117.189029

CLIENT: Pacific Beacon Group
CONTACT: Jeff Tartaglino
INQUIRY #: 6670597.2s
DATE: September 21, 2021 1:41 pm

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: CAJON

Soil Surface Texture:
Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Somewhat excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 inches		Not reported	Not reported	Max: 141 Min: 42	Max: 8.4 Min: 7.4
2	5 inches	59 inches		Not reported	Not reported	Max: 141 Min: 42	Max: 8.4 Min: 7.4

Soil Map ID: 2

Soil Component Name: NEBONA

Soil Surface Texture:
Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	1 inches		Not reported	Not reported	Max: 42 Min: 14	Max: 9 Min: 7.9
2	1 inches	7 inches		Not reported	Not reported	Max: 42 Min: 14	Max: 9 Min: 7.9
3	7 inches	11 inches		Not reported	Not reported	Max: 42 Min: 14	Max: 9 Min: 7.9
4	11 inches	64 inches		Not reported	Not reported	Max: 42 Min: 14	Max: 9 Min: 7.9

Soil Map ID: 3

Soil Component Name: MIRAGE

Soil Surface Texture:
Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 inches		Not reported	Not reported	Max: 141 Min: 42	Max: 8.4 Min: 7.4
2	5 inches	20 inches		Not reported	Not reported	Max: 141 Min: 42	Max: 8.4 Min: 7.4
3	20 inches	38 inches		Not reported	Not reported	Max: 141 Min: 42	Max: 8.4 Min: 7.4
4	38 inches	59 inches		Not reported	Not reported	Max: 141 Min: 42	Max: 8.4 Min: 7.4

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 4

Soil Component Name: HELENDALE

Soil Surface Texture:
 Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 inches		Not reported	Not reported	Max: 141 Min: 42	Max: 8.4 Min: 7.4
2	5 inches	29 inches		Not reported	Not reported	Max: 141 Min: 42	Max: 8.4 Min: 7.4
3	29 inches	66 inches		Not reported	Not reported	Max: 141 Min: 42	Max: 8.4 Min: 7.4
4	66 inches	98 inches		Not reported	Not reported	Max: 141 Min: 42	Max: 8.4 Min: 7.4

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A2	USGS40000148176	1/2 - 1 Mile East
B4	USGS40000148646	1/2 - 1 Mile North
C7	USGS40000148037	1/2 - 1 Mile ESE
D8	USGS40000148477	1/2 - 1 Mile ENE
E9	USGS40000148478	1/2 - 1 Mile WNW
F12	USGS40000148175	1/2 - 1 Mile East
G13	USGS40000147950	1/2 - 1 Mile ESE
H14	USGS40000147747	1/2 - 1 Mile South
I17	USGS40000148318	1/2 - 1 Mile West
18	USGS40000148647	1/2 - 1 Mile NW
J19	USGS40000148464	1/2 - 1 Mile WNW
J21	USGS40000148479	1/2 - 1 Mile WNW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

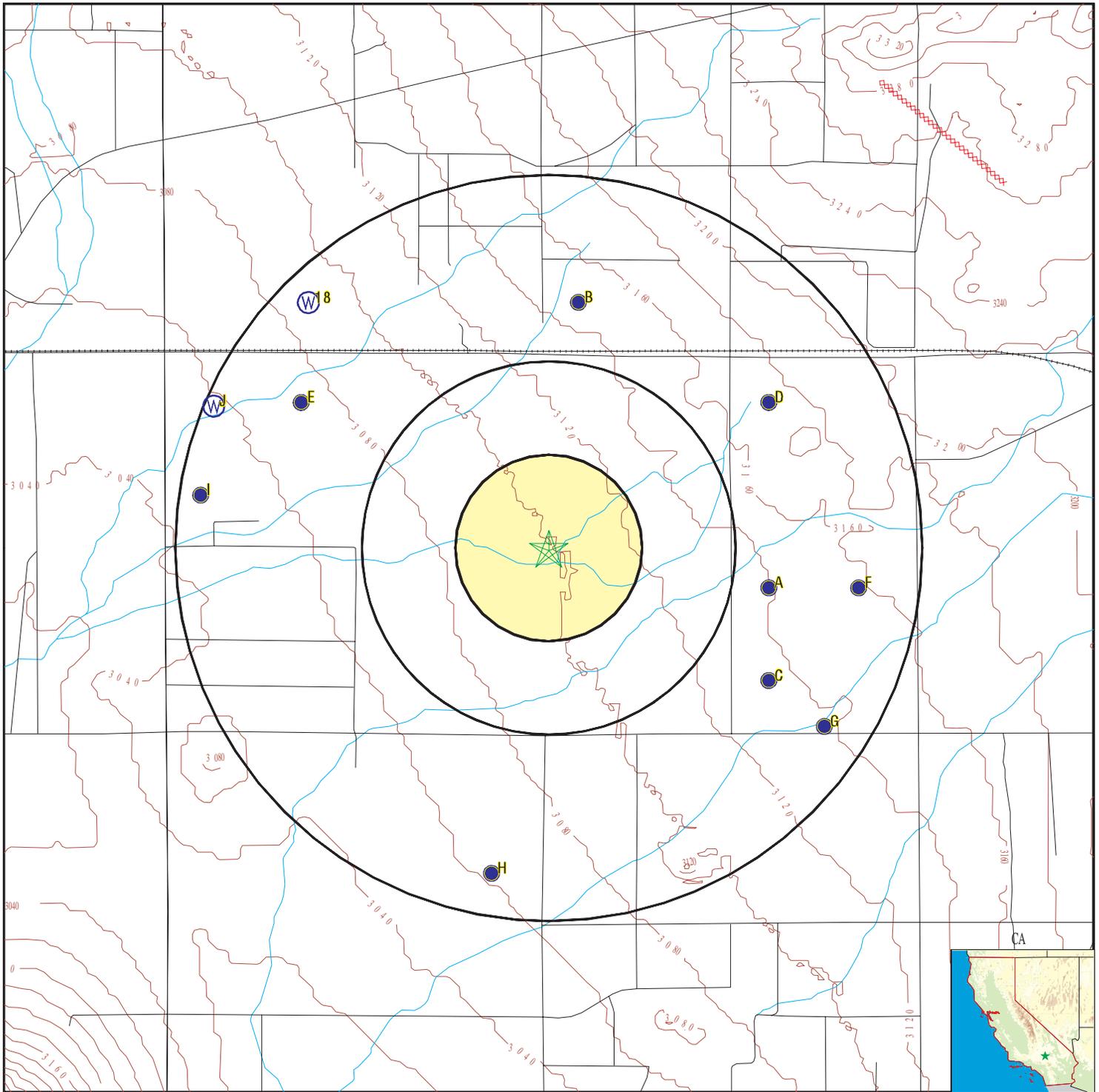
MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A1	CADWR9000010912	1/2 - 1 Mile East
B3	CADWR9000011028	1/2 - 1 Mile North
C5	CADWR9000010871	1/2 - 1 Mile ESE
D6	CADWR9000010982	1/2 - 1 Mile NE
E10	CADWR9000010983	1/2 - 1 Mile WNW
F11	CADWR9000010911	1/2 - 1 Mile East
G15	CADWR9000010838	1/2 - 1 Mile ESE
H16	CADWR9000010758	1/2 - 1 Mile South
I20	CADWR9000010944	1/2 - 1 Mile West

PHYSICAL SETTING SOURCE MAP - 6670597.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells



<p>SITE NAME: Apple Valley 200 AC ADDRESS: QUARRY RD APPLE VALLEY CA 92307 LAT/LONG: 34.608227 / 117.189029</p>	<p>CLIENT: Pacific Beacon Group CONTACT: Jeff Tartaglino INQUIRY #: 6670597.2s DATE: September 21, 2021 1:41 pm</p>
--	--

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID	Direction	Distance	Elevation	Database	EDR ID Number
A1	East	1/2 - 1 Mile	Higher	CA WELLS	CADWR9000010912
		Click here for full text details			
A2	East	1/2 - 1 Mile	Higher	FED USGS	USGS40000148176
		Click here for full text details			
B3	North	1/2 - 1 Mile	Higher	CA WELLS	CADWR9000011028
		Click here for full text details			
B4	North	1/2 - 1 Mile	Higher	FED USGS	USGS40000148646
		Click here for full text details			
C5	ESE	1/2 - 1 Mile	Higher	CA WELLS	CADWR9000010871
		Click here for full text details			
D6	NE	1/2 - 1 Mile	Higher	CA WELLS	CADWR9000010982
		Click here for full text details			
C7	ESE	1/2 - 1 Mile	Higher	FED USGS	USGS40000148037
		Click here for full text details			
D8	ENE	1/2 - 1 Mile	Higher	FED USGS	USGS40000148477
		Click here for full text details			

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
E9 WNW 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000148478
E10 WNW 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CADWR9000010983
F11 East 1/2 - 1 Mile Higher	Click here for full text details	CA WELLS	CADWR9000010911
F12 East 1/2 - 1 Mile Higher	Click here for full text details	FED USGS	USGS40000148175
G13 ESE 1/2 - 1 Mile Higher	Click here for full text details	FED USGS	USGS40000147950
H14 South 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000147747
G15 ESE 1/2 - 1 Mile Higher	Click here for full text details	CA WELLS	CADWR9000010838
H16 South 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CADWR9000010758
I17 West 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000148318

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
18 NW 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000148647
J19 WNW 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000148464
I20 West 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CADWR9000010944
J21 WNW 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000148479

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
92307	30	1

Federal EPA Radon Zone for SAN BERNARDINO County: 2

- Note: Zone 1 indoor average level > 4 pCi/L.
- : Zone 2 indoor average level \geq 2 pCi/L and \leq 4 pCi/L.
- : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for SAN BERNARDINO COUNTY, CA

Number of sites tested: 18

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.678 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: Department of Fish and Wildlife

Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

Groundwater Ambient Monitoring & Assessment Program

State Water Resources Control Board

Telephone: 916-341-5577

The GAMA Program is California's comprehensive groundwater quality monitoring program. GAMA collects data by testing the untreated, raw water in different types of wells for naturally-occurring and man-made chemicals. The GAMA data includes Domestic, Monitoring and Municipal well types from the following sources, Department of Water Resources, Department of Health Services, EDF, Agricultural Lands, Lawrence Livermore National Laboratory, Department of Pesticide Regulation, United States Geological Survey, Groundwater Ambient Monitoring and Assessment Program and Local Groundwater Projects.

Water Well Database

Source: Department of Water Resources

Telephone: 916-651-9648

California Drinking Water Quality Database

Source: Department of Public Health

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

California Oil and Gas Well Locations

Source: Dept of Conservation, Geologic Energy Management Division

Telephone: 916-323-1779

Oil and Gas well locations in the state.

California Earthquake Fault Lines

Source: California Division of Mines and Geology

The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

RADON

State Database: CA Radon

Source: Department of Public Health

Telephone: 916-210-8558

Radon Database for California

PHYSICAL SETTING SOURCE RECORDS SEARCHED

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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PHASE I ENVIRONMENTAL SITE ASSESSMENT QUESTIONNAIRE

The following questionnaire is required by the ASTM Standard E 1527-13, which adheres to the All Appropriate Inquiries (AAI) Rule (United States Environmental Protection Agency) (40 CFR 312).

As defined by ASTM, the User of the report is the “*party seeking to use Practice E 1527 to complete an environmental site assessment of the property. A user may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The user has specific obligations for completing a successful application of this practice.*”

PROPERTY ADDRESS:	
PROPERTY CITY, STATE ZIP:	

1. Environmental liens that are filed or recorded against the property (40 CFR 312.25)

Did a search of recorded land title records (or judicial records) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?

YES NO

2. Activity and use limitations (AULs) that are in place on the property or that have been filed or records against the property (40 CFR 312.26(a)(1)(v) and (vi))

Did a search of recorded land title records (or judicial records) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?

YES NO

3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28)

Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

YES NO

4. Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29)

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

YES NO

5. Commonly known or reasonably ascertainable information about the Property (40 CFR 312.30)

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases?

YES NO

a. Do you know the past uses of the property?

YES NO

b. Do you know of specific chemicals that are present or once were present at the property?

YES NO

c. Do you know of spills or other chemical releases that have taken place at the property?

YES NO

d. Do you know of any environmental cleanups that have taken place at the property?

YES NO

e. Do you have any prior knowledge that the property was developed as a gas station, dry cleaner, manufacturing/industrial facility in the past?

YES NO

f. Are you aware of historical use of hazardous materials or petroleum products used or present on the property?

YES NO

g. Do you know if the property is currently or was formerly equipped with underground storage tanks (USTs) or septic tanks?

YES NO

h. Do you know of any past, threatened or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property?

YES NO

6. The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31)

Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property?

YES NO

Signature of User/Person Interviewed: _____

Name of User/Person Interviewed: _____

Title/Relationship to Property: _____

Phone Number/Email: _____

Date: _____

Contact for additional information:

Name: _____

Relationship to Property: _____

Phone Number/Email: _____



Commonwealth Land Title Company
4100 Newport Place Dr., Suite 120
Newport Beach, CA 92660
Phone: (949) 724-3140

Commonwealth Land Title Insurance Company
4100 Newport Place Dr #120
Newport Beach, CA 92660

Attn: **Grace Kim**

Our File No: 09184890
Title Officer: Kathy Religioso
e-mail: kathy.religioso@cltic.com
Phone: (213) 330-2330
Fax: (213) 330-3105

Your Reference No:

Property Address: Quarry Road, Vacant Land (201.80 Acres), Apple Valley, California

PRELIMINARY REPORT

Dated as of August 3, 2021 at 7:30 a.m.

In response to the application for a policy of title insurance referenced herein, Commonwealth Land 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 herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions 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 Attachment One. 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. Limitation 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 Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

The policy(s) of title insurance to be issued hereunder will be policy(s) of **Commonwealth Land Title Insurance Company**.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Attachment One 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.

SCHEDULE A

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

ALTA Standard Owner's Policy of Title Insurance (6-17-06)

ALTA Extended Loan Policy of Title Insurance (6-17-06)

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

A FEE

Title to said estate or interest at the date hereof is [vested in:](#)

CARL E. ROSS, as Trustee of the Carl E. Ross Living Trust dated May 23, 1991, as to an undivided 52% interest, CARL E. ROSS, as Trustee of the Safari Ross Family Trust dated June 10, 2004, as to an undivided 24% interest, and CARL E. ROSS, as Trustee of the Remington Ross Family Trust dated June 10, 2004, as to an undivided 24% interest, as tenants in common

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:

THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

PARCEL B:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF APPLE VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL C:

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL D:

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

PARCEL E:

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN.

EXCEPTING THEREFROM A NON-EXCLUSIVE EASEMENT OF 30 FEET ALONG THE SOUTHERLY AND EASTERLY BOUNDARIES FOR INGRESS AND EGRESS AND ALSO EXCEPTING THEREFROM A NON-EXCLUSIVE EASEMENT OF 15 FEET ALONG THE WESTERLY BOUNDARY FOR INGRESS AND EGRESS.

PARCEL F:

PARCEL 1 OF PARCEL MAP 8448, AS RECORDED IN PARCEL [MAP BOOK 87, PAGE 75](#), RECORDS OF SAN BERNARDINO COUNTY.

PARCEL G:

PARCELS 1, 2, 3, AND 4 OF PARCEL MAP 10410 AS RECORDED IN PARCEL [MAP BOOK 122, PAGES 93 AND 94](#), RECORDS OF SAID COUNTY.

PARCEL H:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL I:

THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED May 19, 1857.

PARCEL J:

THE WEST ½ OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL K:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

APN: 0463-213-03, 0463-213-05, 0463-213-07, 0463-213-08, 0463-213-09, 0463-213-29, 0463-213-33 AND 0463-213-36

APN: 0463-214-06, 0463-214-07, 0463-214-08 AND 0463-214-09

SCHEDULE B – Section A

The following exceptions will appear in policies when providing standard coverage as outlined below:

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.

SCHEDULE B – Section B

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

- A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2021-2022.
- B. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
- 1. Water rights, claims or title to water, whether or not disclosed by the public records.

THE FOLLOWING MATTERS AFFECT PARCELS A, F AND G:

- 2. An irrevocable offer to dedicate an easement over a portion of said Land for
Purpose(s): Apple Valley County Water District, a body corporate and politic of the State of California
Recording Date: May 6, 1987
Recording No: as [Instrument No. 87-150726, Official Records](#)
- 3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Apple Valley County Water District, a body corporate and politic of the State of California
Purpose: Installation, maintenance, replacement, removal of pipe line, utilities and for access
Recording Date: July 31, 1990
Recording No: as [Instrument No. 90-302306, Official Records](#)
Affects: A portion of said land as more particularly described in said document.
- 4. Memorandum of Agreement
Recording Date: May 15, 2007
Recording No.: as [Instrument No. 20070294633, Official Records](#)
Said instrument provides or establishes: A Right of First Refusal in favor of First Industrial as contained in or disclosed by document

THE FOLLOWING MATTERS AFFECT PARCEL B:

- 5. Reservations, exceptions and provisions contained in the patent from the United States of America, and in the acts authorizing the issuance thereof.
Recording No: in [Book J, Page 134](#) of Patents
- 6. An irrevocable offer to dedicate an easement over a portion of said Land for
Purpose(s): Pipeline, utilities and access
Recording Date: March 9, 1987
Recording No: as [Instrument No. 87-76852, Official Records](#)
Affects: A portion of said land as more particularly described in said document.

THE FOLLOWING MATTERS AFFECT PARCELS C, D, AND E:

7. Reservations, exceptions and provisions contained in the patent from the United States of America, and in the acts authorizing the issuance thereof.

Recording No: in [Book J, Page 134](#) of Patents

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Ingress and egress
Recording Date: June 5, 1984
Recording No: as [Instrument No. 84-131161, Official Records](#)
Affects: A portion of said land as more particularly described in said document.

9. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other matters shown on

Map: Parcel Map
Recording No: in [Book 181, Pages 84](#) and 85 of Parcel Maps

THE FOLLOWING MATTERS AFFECT PARCEL h, I, J AND K:

10. Rights of the public to any portion of the Land lying within the area commonly known as
Flint Road (located in the Easterly portion of Parcel I.

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The Pacific Telephone and Telegraph Company, a corporation
Purpose: Public utilities
Recording No: in [Book 519, Page 299, Official Records](#)
Affects: As described therein

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Apple Valley County Water District, a body corporate and politic of the State of California
Purpose: Pipe lines, utilities and access rights
Recording Date: June 3, 1987
Recording No: as [Instrument No. 87-187992, Official Records](#)
Affects: Parcel I

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Apple Valley County Water District, a body corporate and politic of the State of California
Purpose: Pipe lines, utilities and access rights
Recording Date: June 3, 1987
Recording No: as [Instrument No. 87-187993, Official Records](#)
Affects: Parcel H

THE FOLLOWING MATTERS AFFECT ALL PARCELS:

14. Any invalidity or defect in the title of the vestees in the event that the trust referred to herein is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

If title is to be insured in the trustee(s) of a trust, (or if their act is to be insured), this Company will require a Trust Certification pursuant to California Probate Code Section 18100.5.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

15. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

16. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

17. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other matters which a correct survey would disclose and which are not shown by the public records.

18. Any easements not disclosed by the public records as to matters affecting title to real property, whether or not said easements are visible and apparent.

19. Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.

END OF SCHEDULE B EXCEPTIONS

PLEASE REFER TO THE "NOTES AND REQUIREMENTS SECTION" WHICH FOLLOWS FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION

REQUIREMENTS SECTION:

1. Prior to the close of escrow, the Company requires a Statement of Information to be completed by the following party(s),

Party(s): Carl E. Ross

The Company reserves the right to add additional items or make further requirements after review of the requested Statement of Information.

2. Unrecorded matters which may be disclosed by an Owner's Affidavit or Declaration. A form of the Owner's Affidavit/Declaration is attached to this Preliminary Report/Commitment. This Affidavit/Declaration is to be completed by the record owner of the land and submitted for review prior to the closing of this transaction. Your prompt attention to this requirement will help avoid delays in the closing of this transaction. Thank you.

The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit/Declaration.

3. The Company will require either (a) a complete copy of the trust agreement and any amendments thereto certified by the trustee(s) to be a true and complete copy with respect to the hereinafter named trust, or (b) a Certification, pursuant to California Probate Code Section 18100.5, executed by all of the current trustee(s) of the hereinafter named trust, a form of which is attached.

Name of Trust: Carol E. Ross Living Trust

4. The Company will require either (a) a complete copy of the trust agreement and any amendments thereto certified by the trustee(s) to be a true and complete copy with respect to the hereinafter named trust, or (b) a Certification, pursuant to California Probate Code Section 18100.5, executed by all of the current trustee(s) of the hereinafter named trust, a form of which is attached.

Name of Trust: Safari Ross Family Trust

5. The Company will require either (a) a complete copy of the trust agreement and any amendments thereto certified by the trustee(s) to be a true and complete copy with respect to the hereinafter named trust, or (b) a Certification, pursuant to California Probate Code Section 18100.5, executed by all of the current trustee(s) of the hereinafter named trust, a form of which is attached.

Name of Trust: Remington Ross Family Trust

INFORMATIONAL NOTES SECTION

1. The information on the attached plat is provided for your convenience as a guide to the general location of the subject property. The accuracy of this plat is not guaranteed, nor is it a part of any policy, report or guarantee to which it may be attached.
2. For wiring Instructions please contact your Title Officer or Title Company Escrow officer.
3. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
4. Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.
5. Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.
6. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
7. Note: Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were:

Tax Identification No.: 0463-213-03-0-000
Fiscal Year: 2020-2021
1st Installment: \$3,637.71
2nd Installment: \$3,637.67
Exemption: \$0.00
Code Area: 021-027

Affects: Parcel A

8. Note: Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were:

Tax Identification No.: 0463-213-05-0-000
Fiscal Year: 2020-2021
1st Installment: \$1,840.43
2nd Installment: \$1,840.41
Exemption: \$0.00
Code Area: 021-027

Affects: Parcel B

9. Note: Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were:

Tax Identification No.: 0463-213-07-0-000
Fiscal Year: 2020-2021
1st Installment: \$625.16
2nd Installment: \$625.10
Exemption: \$0.00
Code Area: 021-027

Affects: Parcel C

10. Note: Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were:

Tax Identification No.: 0463-213-08-0-000
Fiscal Year: 202-2021
1st Installment: \$625.16
2nd Installment: \$625.10
Exemption: \$0.00
Code Area: 021-027

Affects: Parcel D

11. Note: Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were:

Tax Identification No.: 0463-213-09-0-000
Fiscal Year: 2020-2021
1st Installment: \$625.16
2nd Installment: \$625.10
Exemption: \$0.00
Code Area: 021-027

Affects: Parcel E

12. Note: Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were:

Tax Identification No.: 0463-213-29-0-000
Fiscal Year: 2020-2021
1st Installment: \$967.43
2nd Installment: \$967.38
Exemption: \$0.00
Code Area: 021-027

Affects: Parcel F

13. Note: Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were:

Tax Identification No.: 0463-213-33-0-000
Fiscal Year: 2020-2021
1st Installment: \$933.18
2nd Installment: \$933.16
Exemption: \$0.00
Code Area: 021-027

Affects: Parcel G

14. Note: Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were:

Tax Identification No.: 0463-213-34-0-000
Fiscal Year: 2020-2021
1st Installment: \$1,035.87
2nd Installment: \$1,035.83
Exemption: \$0.00
Code Area: 021-027

Affects: Parcel G

15. Note: Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were:

Tax Identification No.: 0463-213-35-0-000
Fiscal Year: 2020-2021
1st Installment: \$1,070.66
2nd Installment: \$1,070.63
Exemption: \$0.00
Code Area: 021-027

Affects: Parcel G

16. Note: Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were:

Tax Identification No.: 0463-213-36-0-000
Fiscal Year: 2020-2021
1st Installment: \$1,002.22
2nd Installment: \$1,002.18
Exemption: \$0.00
Code Area: 021-027

Affects: Parcel G

17. Note: Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were:

Tax Identification No.: 0463-214-06-0-000
Fiscal Year: 2020-2021
1st Installment: \$1,840.43
2nd Installment: \$1,840.41
Exemption: \$0.00
Code Area: 021-027

Affects: Parcel H

18. Note: Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were:

Tax Identification No.: 0463-214-07-0-000
Fiscal Year: 2020-2021
1st Installment: \$1,840.43
2nd Installment: \$1,840.41
Exemption: \$0.00
Code Area: 021-027

Affects: Parcel I

19. Note: Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were:

Tax Identification No.: 0463-214-08-0-000
Fiscal Year: 2020-2021
1st Installment: \$1,840.43
2nd Installment: \$1,840.41
Exemption: \$0.00
Code Area: 021-027

Affects: Parcel J

20. Note: Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were:

Tax Identification No.: 0463-214-09-0-000
Fiscal Year: 2020-2021
1st Installment: \$1,840.43
2nd Installment: \$1,840.41
Exemption: \$0.00
Code Area: 021-027

Affects: Parcel K

Wire Fraud Alert

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the phone number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

Not all discounts are offered by every FNF Company. The discount will only be applicable to the FNF Company as indicated by the named discount.

FNF Underwritten Title Company

CTC – Chicago Title company
CLTC – Commonwealth Land Title Company
FNTC – Fidelity National Title Company of California
FNTCCA - Fidelity National Title Company of California
TICOR – Ticor Title Company of California
LTC – Lawyer's Title Company
SLTC – ServiceLink Title Company

Underwritten by FNF Underwriters

CTIC – Chicago Title Insurance Company
CLTIC - Commonwealth Land Title Insurance Company
FNTIC – Fidelity National Title Insurance Company
FNTIC - Fidelity National Title Insurance Company
CTIC – Chicago Title Insurance Company
CLTIC – Commonwealth Land Title Insurance Company
CTIC – Chicago Title Insurance Company

Available Discounts

DISASTER LOANS (CTIC, CLTIC, FNTIC)

The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within twenty-four (24) months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be fifty percent (50%) of the appropriate title insurance rate.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, FNTIC)

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be fifty percent (50%) to seventy percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be forty (40%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.

FIDELITY NATIONAL FINANCIAL, INC. PRIVACY NOTICE

Effective August 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;

- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's [Opt Out Page](#) or contact us by phone at (888) 714-2710 or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

ATTACHMENT ONE (Revised 05-06-16)

CALIFORNIA LAND TITLE ASSOCIATION 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 not shown by the public records.

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

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;
 - 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:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

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.
- (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).

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 T}his 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 not shown by the Public Records.}

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.
- (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 9 and 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 in 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 that 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 not shown by the Public Records. }
7. {Variable exceptions such as taxes, easements, CC&R's, etc. shown here.}

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY – ASSESSMENTS PRIORITY (04-02-15)

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, 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 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.

OWNER'S DECLARATION

The undersigned hereby declares as follows:

1. (Fill in the applicable paragraph and strike the other)
 - a. Declarant ("Owner") is the owner or lessee, as the case may be, of certain premises located at _____, further described as follows: See Preliminary Report/Commitment No. 09184890-918-GKD-KRE for full legal description (the "Land").
 - b. Declarant is the _____ of _____ ("Owner"), which is the owner or lessee, as the case may be, of certain premises located at _____, further described as follows: See Preliminary Report/Commitment No. 09184890-918-GKD-KRE for full legal description (the "Land").
2. (Fill in the applicable paragraph and strike the other)
 - a. During the period of six months immediately preceding the date of this declaration no work has been done, no surveys or architectural or engineering plans have been prepared, and no materials have been furnished in connection with the erection, equipment, repair, protection or removal of any building or other structure on the Land or in connection with the improvement of the Land in any manner whatsoever.
 - b. During the period of six months immediately preceding the date of this declaration certain work has been done and materials furnished in connection with _____ upon the Land in the approximate total sum of \$_____, but no work whatever remains to be done and no materials remain to be furnished to complete the construction in full compliance with the plans and specifications, nor are there any unpaid bills incurred for labor and materials used in making such improvements or repairs upon the Land, or for the services of architects, surveyors or engineers, except as follows:
_____. Owner, by the undersigned Declarant, agrees to and does hereby indemnify and hold harmless Commonwealth Land Title Company against any and all claims arising therefrom.
3. Owner has not previously conveyed the Land; is not a debtor in bankruptcy (and if a partnership, the general partner thereof is not a debtor in bankruptcy); and has not received notice of any pending court action affecting the title to the Land.
4. Except as shown in the above-referenced Preliminary Report/Commitment, there are no unpaid or unsatisfied mortgages, deeds of trust, Uniform Commercial Code financing statements, regular assessments, or taxes that constitute a lien against the Land or that affect the Land but have not been recorded in the public records.
5. The Land is currently in use as _____; _____ occupy/occupies the Land; and the following are all of the leases or other occupancy rights affecting the Land:

6. There are no other persons or entities that assert an ownership interest in the Land, nor are there unrecorded easements, claims of easement, or boundary disputes that affect the Land.
7. There are no outstanding options to purchase or rights of first refusal affecting the Land.
8. There are no material violations of any current, enforceable covenant affecting the Property and the Undersigned has received no written notice from any third party claiming that there is a present violation of any current, enforceable covenant affecting the Property.

This declaration is made with the intention that Commonwealth Land Title Company and Commonwealth Land Title Insurance Company (the "Company") and its policy issuing agents will rely upon it in issuing their title insurance policies and endorsements. Owner, by the undersigned Declarant, agrees to indemnify the Company against loss or damage (including attorneys fees, expenses, and costs) incurred by the Company as a result of any untrue statement made herein.

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed on ____ at _____.

Signature: _____

Signature: _____

RECORDING REQUESTED BY
Commonwealth Land Title Company
WHEN RECORDED MAIL TO:

ORDER NO.: **09184890-918-KRE**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CERTIFICATION OF TRUST
California Probate Code Section 18100.5

The undersigned declare(s) under penalty of perjury under the laws of the State of California that the following is true and correct:

1. The Trust known as _____,
executed on _____, is a valid and existing trust.
2. The name(s) of the settlor(s) of the Trust is (are): _____

3. The name(s) of the currently acting trustee(s) is (are): _____

4. The trustee(s) of the Trust have the following powers (initial applicable line(s)):
_____ Power to acquire additional property.
_____ Power to sell and execute deeds.
_____ Power to encumber, and execute deeds of trust.
_____ Other: _____
5. The Trust is (check one): _____ Revocable _____ Irrevocable
The name of the person who may revoke the Trust is: _____
6. The number of trustees who must sign documents in order to exercise the powers of the Trust is (are): _____,
whose name(s) is (are): _____
7. Title to Trust assets is to be taken as follows: _____
8. The Trust has not been revoked, modified or amended in any manner which would cause the representations
contained herein to be incorrect.
9. I (we) am (are) all of the currently acting trustees.
10. I (we) understand that I (we) may be required to provide copies of excerpts from the original Trust documents
which designate the trustees and confer the power to act in the pending transaction.

Dated: _____

(Acknowledgement must be attached)

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

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 CALIFORNIA
COUNTY OF

} SS:

On _____ before me,

_____ a 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.

Signature _____

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STATE OF CALIFORNIA
COUNTY OF

} SS:

On _____ before me,

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WITNESS my hand and official seal.

Signature _____

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_____ Power to acquire additional property.
_____ Power to sell and execute deeds.
_____ Power to encumber, and execute deeds of trust.
_____ Other: _____
5. The Trust is (check one): _____ Revocable _____ Irrevocable
The name of the person who may revoke the Trust is: _____
6. The number of trustees who must sign documents in order to exercise the powers of the Trust is (are): _____,
whose name(s) is (are): _____
7. Title to Trust assets is to be taken as follows: _____
8. The Trust has not been revoked, modified or amended in any manner which would cause the representations contained herein to be incorrect.
9. I (we) am (are) all of the currently acting trustees.
10. I (we) understand that I (we) may be required to provide copies of excerpts from the original Trust documents which designate the trustees and confer the power to act in the pending transaction.

Dated: _____

(Acknowledgement must be attached)

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STATE OF CALIFORNIA
COUNTY OF

} SS:

On _____ before me,

_____ a 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.

Signature _____

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

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STATE OF CALIFORNIA
COUNTY OF

} SS:

On _____ before me,

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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.

Signature _____

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Commonwealth Land Title Company
WHEN RECORDED MAIL TO:

ORDER NO.: **09184890-918-KRE**

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CERTIFICATION OF TRUST
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_____ Power to acquire additional property.
_____ Power to sell and execute deeds.
_____ Power to encumber, and execute deeds of trust.
_____ Other: _____
5. The Trust is (check one): _____ Revocable _____ Irrevocable
The name of the person who may revoke the Trust is: _____
6. The number of trustees who must sign documents in order to exercise the powers of the Trust is (are): _____,
whose name(s) is (are): _____
7. Title to Trust assets is to be taken as follows: _____
8. The Trust has not been revoked, modified or amended in any manner which would cause the representations
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9. I (we) am (are) all of the currently acting trustees.
10. I (we) understand that I (we) may be required to provide copies of excerpts from the original Trust documents
which designate the trustees and confer the power to act in the pending transaction.

Dated: _____

(Acknowledgement must be attached)

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STATE OF CALIFORNIA
COUNTY OF

} SS:

On _____ before me,

_____ a 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.

Signature _____

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

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STATE OF CALIFORNIA
COUNTY OF

} SS:

On _____ before me,

_____ a 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.

Signature _____



First American Title™

San Bernardino County

1855 W. Redlands Boulevard, Suite 100 · Redlands, CA 92373
PHONE 909.381.6411

ADDRESS

QUARRY RD

APPLE VALLEY, CA 92307

APN

0463-213-03-0000

Property Detail Report

Quarry Rd, Apple Valley, CA 92307

APN: 0463-213-03-0000

San Bernardino County Data as of: 07/22/2021

Owner Information

Owner Name: Ross Carl E Living Trust / 91 / Safari Ross Family Trust / 04
Vesting: Living Trust
Mailing Address: 7850 Dean Martin Dr #502, Las Vegas, NV 89139-6606
Occupancy: Absentee Owner

Location Information

Legal Description: E 1/2 E 1/2 Ne 1/4 Sec 16 Tp 6N R 3W 40 Ac
County: San Bernardino, CA
APN: 0463-213-03-0000
Alternate APN: 0463-213-03-0000
Census Tract / Block: 009714 / 1024
Munic / Twnshp: Hesperia
Twnshp-Rng-Sec: 06N-03W-16
Legal Lot / Block:
Subdivision: Tract #:
Legal Book / Page: 0463 / 213
Neighborhood: Apple Valley Unified School District
Elementary School: Sycamore Rocks Ele...
Middle School: Phoenix Academy
High School: Granite Hills High...
Latitude: 34.61193
Longitude: -117.19028

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 04/25/2013 / 04/25/2013
Price: \$7,100,000
Transfer Doc #: 2013.171333
Buyer Name: Ross Carl E Living Trust
Seller Name: FR / Cal 3 Apple Valley LLC
Deed Type: Grant Deed

Last Market Sale

Sale / Rec Date: 04/25/2013 / 04/25/2013
Sale Price / Type: \$7,100,000 / Full Value
Deed Type: Grant Deed
Multi / Split Sale: Y
Price / Sq. Ft.:
New Construction:
1st Mtg Amt / Type: 1st Mtg Rate / Type:
1st Mtg Doc #: N/A
2nd Mtg Amt / Type: 2nd Mtg Rate / Type:
Sale Doc #: 2013.171333
Seller Name: FR / Cal 3 Apple Valley LLC
Lender:
Title Company: First American Tit...

Prior Sale Information

Sale / Rec Date: 01/20/2006 / 01/27/2006
Sale Price / Type: \$975,000 / Full Value
Prior Deed Type: Deed
1st Mtg Amt / Type: 1st Mtg Rate / Type:
Prior Sale Doc #: 2006.62875
Prior Lender:

Property Characteristics

Gross Living Area:
Living Area:
Total Adj. Area:
Above Grade:
Basement Area:
Style:
Foundation:
Quality:
Condition:
Total Rooms: 0
Bedrooms:
Baths (F / H):
Pool:
Fireplace:
Cooling:
Heating:
Exterior Wall:
Construction Type:
Year Built / Eff:
Stories:
Parking Type:
Garage #:
Garage Area:
Porch Type:
Patio Type:
Roof Type:
Roof Material:

Site Information

Land Use: Vacant Land (NEC)
State Use:
County Use: 0000 - Vacant Land
Site Influence: Type Unknown
Flood Zone Code: D
Community Name: Town Of Apple Valley
Lot Area: 1,742,400 Sq. Ft.
Lot Width / Depth:
Usable Lot:
Acres: 40.0
Flood Map #: 06071C5830H
Flood Panel #: 5830H
Zoning:
of Buildings: 2
Res / Comm Units:
Water / Sewer Type: Public / No
Flood Map Date: 08/28/2008
Inside SFHA: False

Tax Information

Assessed Year: 2021
Tax Year: 2020
Tax Area: 021-027
Property Tax: \$7,275.38
Exemption:
Assessed Value: \$591,579
Land Value: \$591,579
Improvement Value:
Improved %:
Delinquent Year:
Market Total Value:
Market Land Value:
Market Imprv Value:
Market Imprv %:

Sales Comparables

Quarry Rd, Apple Valley, CA 92307

APN: 0463-213-03-0000

San Bernardino County Data as of: 07/22/2021

Subject Property

Quarry Rd, Apple Valley, CA 92307

Sale Price / Type:	\$7,100,000 / Full Value	Lot Area:	1,742,400 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	04/25/2013 / 04/25/2013	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$591,579	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	40.00	Roof Material:	
Owner Name:	Ross Carl E Living Trust / 91 / Safari Ross Family Trust / 04	Cooling:		Prior Sale Price:	\$975,000
Mailing Address:	7850 Dean Martin Dr #502, Las Vegas, NV 89139-6606	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	01/27/2006
APN:	0463-213-03-0000	Flood Zone Code:	D	Prior Sale Doc #:	2006.62875
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Search Criteria

# Months Back:	12	Distance From Subject:	5 mi
Living Area	35.0 +/-	Land Use:	Same As Subject
Difference:			

20 Comparable Properties Found

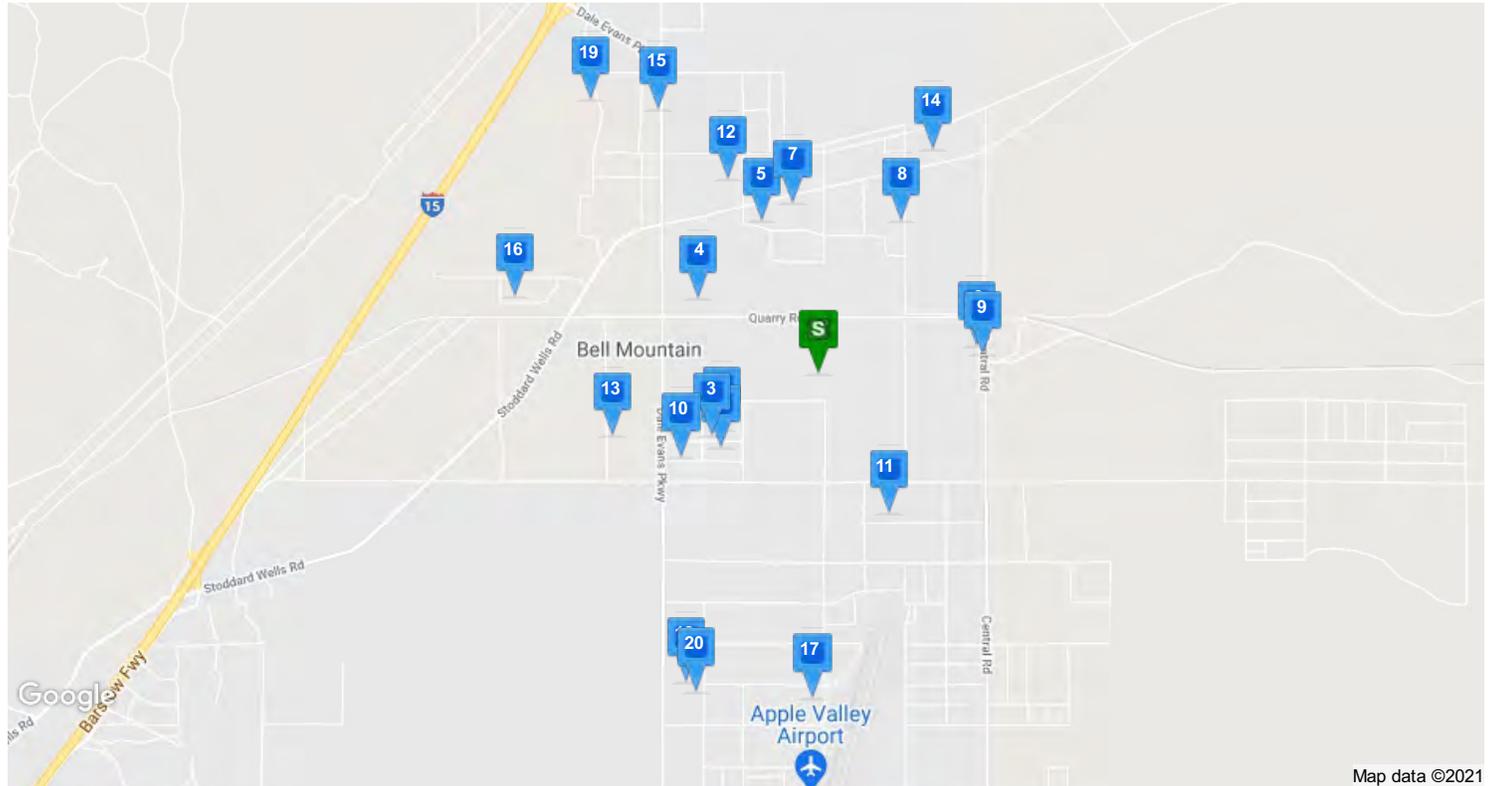
COMPARABLE PROPERTY SUMMARY				
	Subject	Low	Average	High
Price	\$7,100,000	\$18,000	\$196,850	\$1,350,000
Living Area		0	0	0
Price / Sq. Ft.				
Bedrooms		0	0	0
Baths		0	0	0
Lot Area	1,742,400 Sq. Ft.	77,046 Sq. Ft.	262,002 Sq. Ft.	1,089,000 Sq. Ft.
Stories				
Year Built				
Distance		0.74 mi	1.34 mi	2.19 mi

Sales Comparables

Quarry Rd, Apple Valley, CA 92307

APN: 0463-213-03-0000

San Bernardino County Data as of: 07/22/2021



Map data ©2021

Subject Property Comparables

COMPARABLES

#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.74		Doberman St, Apple Valley, CA 92307	07/22/2020	\$72,000						189,486	
2	0.81			06/03/2021	\$95,000						99,317	
3	0.81		Doberman St, Apple Valley, CA 92307	07/23/2020	\$38,000						89,135	
4	0.85			04/01/2021	\$411,500						628,571	
5	0.94			05/24/2021	\$20,000						100,188	
6	0.99			04/19/2021	\$52,000						202,554	
7	1.00		Stoddard Wells Rd, Apple Valley, CA 92307	07/17/2020	\$20,000						77,046	
8	1.01		Kimshew Rd, Apple Valley, CA 92307	02/18/2021	\$45,000						382,021	
9	1.02			06/29/2021	\$18,000						92,782	
10	1.04		Shepherd St, Apple Valley, CA 92307	10/07/2020	\$195,000						94,089	
11	1.04		Needham Ave, Apple Valley, CA 92307	07/22/2021	\$1,350,000						871,200	

12	1.26		03/08/2021	\$19,000	114,563
13	1.36		07/12/2021	\$25,000	154,202
14	1.50	Colusa Rd, Apple Valley, CA 92307	04/27/2021	\$85,000	108,900
15	1.85	Dale Evans Pkwy, Apple Valley, CA 92307	03/17/2021	\$375,000	96,703
16	1.93		03/17/2021	\$375,000	101,495
17	2.08	Altadena St, Apple Valley, CA 92307	05/04/2021	\$39,000	217,800
18	2.15		02/12/2021	\$100,000	422,532
19	2.15		03/11/2021	\$77,500	108,464
20	2.19		07/13/2021	\$525,000	1,089,000

L: Listed R: REO RS: REO Sale SS: Short Sale D: Default A: Auction

Comp #1 - 0.74 Miles From Subject**Doberman St, Apple Valley, CA 92307**

Sale Price / Type:	\$72,000 /	Lot Area:	189,486 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	07/22/2020 / 08/10/2020	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$72,000	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	4.35	Roof Material:	
Owner Name:	Balleras Julio M / Balleras Minsuela S	Cooling:		Prior Sale Price:	\$60,000
Mailing Address:	128 E 220th St, Carson, CA 90745-3005	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	06/07/1990
APN:	0463-461-13-0000	Flood Zone Code:	D	Prior Sale Doc #:	1990.224193
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #2 - 0.81 Miles From Subject

Sale Price / Type:	\$95,000 /	Lot Area:	99,317 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	06/03/2021 / 06/15/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$46,800	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.28	Roof Material:	
Owner Name:	Edu Rosita S / Edu JR Alberto	Cooling:		Prior Sale Price:	\$140,000
Mailing Address:	219 W 233rd St, Carson, CA 90745-5208	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	09/23/2004
APN:	0463-221-06-0000	Flood Zone Code:	D	Prior Sale Doc #:	2004.694517
Subdivision:					
Census Tct / Blk:					
1st Mtg / Type:					
Res / Comm Units:					

Comp #3 - 0.81 Miles From Subject**Doberman St, Apple Valley, CA 92307**

Sale Price / Type:	\$38,000 /	Lot Area:	89,135 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	07/23/2020 / 08/11/2020	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$38,000	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.05	Roof Material:	
Owner Name:	Baliteras Julio M / Balleras Minsuela S	Cooling:		Prior Sale Price:	\$25,000
Mailing Address:	128 E 220th St, Carson, CA 90745-3005	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	09/11/1990
APN:	0463-461-12-0000	Flood Zone Code:	D	Prior Sale Doc #:	1990.361234
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #4 - 0.85 Miles From Subject

Sale Price / Type:	\$411,500 /		
Sale / Rec Date:	04/01/2021 / 04/02/2021		
Year Built / Eff:		Lot Area:	628,571 Sq. Ft.
Assessed Value:	\$39,580	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Cooley Scott M / Scott M Cooley 1997 Trust		Bedrooms:
Mailing Address:	15900 Kennedy Rd, Los Gatos, CA 95032-6531		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-071-13-0000	Zoning:	Stories:
Subdivision:		Acres:	14.43
Census Tct / Blk:		Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price: \$100,000
Res / Comm Units:		Parking Type:	Prior Sale Date: 02/12/2021
		Flood Zone Code: D	Prior Rec Date: 02/26/2021
			Prior Sale Doc #: 2021.92519

Comp #5 - 0.94 Miles From Subject

Sale Price / Type:	\$20,000 /		
Sale / Rec Date:	05/24/2021 / 07/07/2021		
Year Built / Eff:		Lot Area:	100,188 Sq. Ft.
Assessed Value:	\$24,024	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Matins Fernando Torres / Bravo Marilu Maya		Bedrooms:
Mailing Address:	10767 Hemlock Ave, Hesperia, CA 92345-2414		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-421-10-0000	Zoning:	Stories:
Subdivision:		Acres:	2.30
Census Tct / Blk:		Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price: \$15,000
Res / Comm Units:		Parking Type:	Prior Sale Date:
		Flood Zone Code: D	Prior Rec Date: 06/08/1993
			Prior Sale Doc #: 1993.242936

Comp #6 - 0.99 Miles From Subject

Sale Price / Type:	\$52,000 /		
Sale / Rec Date:	04/19/2021 / 04/20/2021		
Year Built / Eff:		Lot Area:	202,554 Sq. Ft.
Assessed Value:	\$12,672	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Snipe Equipment LLC		Bedrooms:
Mailing Address:			Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-471-14-0000	Zoning:	Stories:
Subdivision:		Acres:	4.65
Census Tct / Blk:		Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	Prior Sale Date:
		Flood Zone Code: D	Prior Rec Date:
			Prior Sale Doc #:

Comp #7 - 1.00 Miles From Subject**Stoddard Wells Rd, Apple Valley, CA 92307**

Sale Price / Type:	\$20,000 /	Lot Area:	77,046 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	07/17/2020 / 08/14/2020	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$20,000	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	1.77	Roof Material:	
Owner Name:	Cristobal Fe A	Cooling:		Prior Sale Price:	\$26,000
Mailing Address:	11144 Louise Ave, Granada Hills, CA 91344-4103	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	12/30/1998
APN:	0463-061-29-0000	Flood Zone Code:	D	Prior Sale Doc #:	1998.557658
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #8 - 1.01 Miles From Subject**KimsheW Rd, Apple Valley, CA 92307**

Sale Price / Type:	\$45,000 /	Lot Area:	382,021 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	02/18/2021 / 04/16/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$20,611	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	8.77	Roof Material:	
Owner Name:	Moreno Jesus / Sanchez Teresa	Cooling:		Prior Sale Price:	\$20,000
Mailing Address:	4080 W 1st St #227, Santa Ana, CA 92703-4081	Fireplace:		Prior Sale Date:	04/16/2019
County:	San Bernardino	Parking Type:		Prior Rec Date:	05/29/2019
APN:	0463-092-47-0000	Flood Zone Code:	D	Prior Sale Doc #:	2019.172064
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #9 - 1.02 Miles From Subject

Sale Price / Type:	\$18,000 /	Lot Area:	92,782 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	06/29/2021 / 07/22/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$27,606	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.13	Roof Material:	
Owner Name:	Bailey Real Estate Investments LLC	Cooling:		Prior Sale Price:	
Mailing Address:	3141 Stevens Creek Blvd, San Jose, CA 95117-1141	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	02/13/1989
APN:	0463-471-16-0000	Flood Zone Code:	D	Prior Sale Doc #:	1989.51717
Subdivision:					
Census Tct / Blk:					
1st Mtg / Type:					
Res / Comm Units:					

Comp #10 - 1.04 Miles From Subject**Shepherd St, Apple Valley, CA 92307**

Sale Price / Type:	\$195,000 /	Lot Area:	94,089 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	10/07/2020 / 10/15/2020	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$41,000	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.16	Roof Material:	
Owner Name:	Balleras Jennifer S / Varghese Lizy K	Cooling:		Prior Sale Price:	\$22,500
Mailing Address:	128 E 220th St, Carson, CA 90745-3005	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	04/24/1991
APN:	0463-221-15-0000	Flood Zone Code:	D	Prior Sale Doc #:	1991.137431
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #11 - 1.04 Miles From Subject**Needham Ave, Apple Valley, CA 92307**

Sale Price / Type:	\$1,350,000 /	Lot Area:	871,200 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	07/22/2021 / 07/22/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$31,702	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	20.00	Roof Material:	
Owner Name:	Boyd Katte	Cooling:		Prior Sale Price:	
Mailing Address:	33 Gristmill Dr, Stafford, VA 22554-8505	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	
APN:	0463-232-04-0000	Flood Zone Code:	D	Prior Sale Doc #:	
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #12 - 1.26 Miles From Subject

Sale Price / Type:	\$19,000 /	Lot Area:	114,563 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	03/08/2021 / 04/02/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$4,407	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.63	Roof Material:	
Owner Name:	Flores Carlos Hernandez / Flores Fransisco Hernandez	Cooling:		Prior Sale Price:	\$9,500
Mailing Address:	3834 E 6th St, Los Angeles, CA 90023-1808	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	10/04/1990
APN:	0463-041-22-0000	Flood Zone Code:	D	Prior Sale Doc #:	1990.396650
Subdivision:					
Census Tct / Blk:					
1st Mtg / Type:					
Res / Comm Units:					

Comp #13 - 1.36 Miles From Subject

Sale Price / Type:	\$25,000 /		
Sale / Rec Date:	07/12/2021 / 07/22/2021		
Year Built / Eff:		Lot Area:	154,202 Sq. Ft.
Assessed Value:	\$20,064	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Moridi Kambiz / The Family Trust Of Kambz Moridi		Bedrooms:
Mailing Address:	17458 Blivewater Ct #40354, Riverside, CA 92503		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0472-292-27-0000	Zoning:	Stories:
Subdivision:		Acres:	3.54
Census Tct / Blk:		Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$81,000
		Flood Zone Code:	D
			Prior Sale Date:
			Prior Rec Date:
			12/04/1997
			Prior Sale Doc #:
			1997.444958

Comp #14 - 1.50 Miles From Subject**Colusa Rd, Apple Valley, CA 92307**

Sale Price / Type:	\$85,000 /		
Sale / Rec Date:	04/27/2021 / 06/17/2021		
Year Built / Eff:		Lot Area:	108,900 Sq. Ft.
Assessed Value:	\$4,800	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Arana Allan Roga / Arana Charmaine A		Bedrooms:
Mailing Address:	3823 S Maryland Pkwy #N5, Las Vegas, NV 89119-7543		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-081-13-0000	Zoning:	Stories:
Subdivision:		Acres:	2.50
Census Tct / Blk:	009714 / 1024	Cooling:	Roof Material:
1st Mtg / Type:	\$42,500 /	Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$22,000
		Flood Zone Code:	D
			Prior Sale Date:
			Prior Rec Date:
			03/09/2011
			Prior Sale Doc #:
			2011.127708

Comp #15 - 1.85 Miles From Subject**Dale Evans Pkwy, Apple Valley, CA 92307**

Sale Price / Type:	\$375,000 /		
Sale / Rec Date:	03/17/2021 / 06/17/2021		
Year Built / Eff:		Lot Area:	96,703 Sq. Ft.
Assessed Value:	\$10,193	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Thurner Galen		Bedrooms:
Mailing Address:	38759 Valle Vis, Murrieta, CA 92562-9321		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0472-243-04-0000	Zoning:	Stories:
Subdivision:		Acres:	2.22
Census Tct / Blk:	009714 / 1024	Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$54,000
		Flood Zone Code:	D
			Prior Sale Date:
			Prior Rec Date:
			03/21/1996
			Prior Sale Doc #:
			1996.99375

Comp #16 - 1.93 Miles From Subject

Sale Price / Type:	\$375,000 /		
Sale / Rec Date:	03/17/2021 / 06/17/2021		
Year Built / Eff:		Lot Area:	101,495 Sq. Ft.
Assessed Value:	\$25,700	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Thurner Galen		Bedrooms:
Mailing Address:	38759 Valle Vis, Murrieta, CA 92562-9321		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0472-285-12-0000	Zoning:	Stories:
Subdivision:		Acres:	2.33
Census Tct / Blk:		Cooling:	
1st Mtg / Type:		Fireplace:	
Res / Comm Units:		Parking Type:	
		Flood Zone Code:	D
			Prior Sale Price:
			\$115,000
			Prior Sale Date:
			12/08/2005
			Prior Rec Date:
			12/12/2005
			Prior Sale Doc #:
			2005.942724

Comp #17 - 2.08 Miles From Subject**Altadena St, Apple Valley, CA 92307**

Sale Price / Type:	\$39,000 /		
Sale / Rec Date:	05/04/2021 / 05/06/2021		
Year Built / Eff:		Lot Area:	217,800 Sq. Ft.
Assessed Value:	\$81,167	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Harrison Michael / Harrison Lisette		Bedrooms:
Mailing Address:	3535 Inland Empire Blvd, Ontario, CA 91764-4908		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-371-16-0000	Zoning:	Stories:
Subdivision:		Acres:	5.00
Census Tct / Blk:	009714 / 1024	Cooling:	
1st Mtg / Type:		Fireplace:	
Res / Comm Units:		Parking Type:	
		Flood Zone Code:	D
			Prior Sale Price:
			\$15,000
			Prior Sale Date:
			09/04/1986
			Prior Rec Date:
			1986.254178
			Prior Sale Doc #:

Comp #18 - 2.15 Miles From Subject

Sale Price / Type:	\$100,000 /		
Sale / Rec Date:	02/12/2021 / 02/26/2021		
Year Built / Eff:		Lot Area:	422,532 Sq. Ft.
Assessed Value:	\$40,945	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	M4gc Inc		Bedrooms:
Mailing Address:	72380 Tanglewood Ln, Rancho Mirage, CA 92270-4050		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-371-04-0000	Zoning:	Stories:
Subdivision:		Acres:	9.70
Census Tct / Blk:		Cooling:	
1st Mtg / Type:		Fireplace:	
Res / Comm Units:		Parking Type:	
		Flood Zone Code:	D
			Prior Sale Price:
			Prior Sale Date:
			03/27/2002
			Prior Rec Date:
			2002.150413
			Prior Sale Doc #:

Comp #19 - 2.15 Miles From Subject

Sale Price / Type:	\$77,500 /		
Sale / Rec Date:	03/11/2021 / 04/07/2021		
Year Built / Eff:		Lot Area:	108,464 Sq. Ft.
Assessed Value:	\$29,997	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Gutierrez Jaime		
Mailing Address:	2530 Ontario Dr, Las Vegas, NV 89128-7800		
County:	San Bernardino	Zoning:	
APN:	0472-241-04-0000	Acres:	2.49
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Bedrooms:	
		Baths (F / H):	/ 0
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$18,000
		Prior Sale Date:	
		Prior Rec Date:	05/24/1990
		Prior Sale Doc #:	1990.205183

Comp #20 - 2.19 Miles From Subject

Sale Price / Type:	\$525,000 /		
Sale / Rec Date:	07/13/2021 / 07/16/2021		
Year Built / Eff:		Lot Area:	1,089,000 Sq. Ft.
Assessed Value:	\$102,582	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Deaguiar Tony R / Deaguiar Jodie K		
Mailing Address:	5486 Industrial Pkwy, San Bernardino, CA 92407-1855		
County:	San Bernardino	Zoning:	
APN:	0463-371-05-0000	Acres:	25.00
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Bedrooms:	0
		Baths (F / H):	0 / 0
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	
		Prior Sale Date:	
		Prior Rec Date:	
		Prior Sale Doc #:	

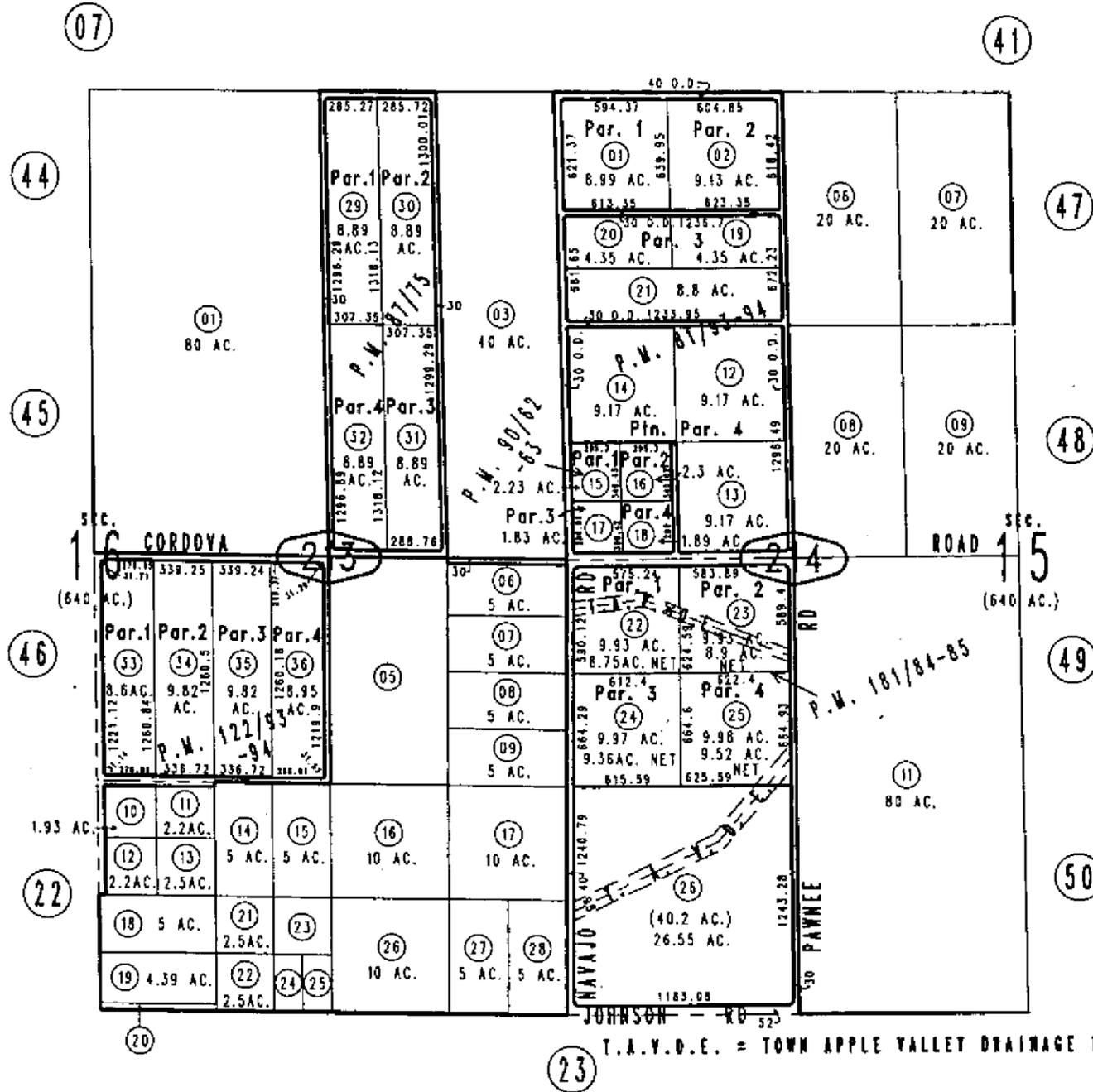
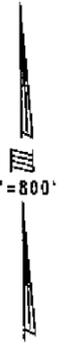
Disclaimer: This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance, commitment or preliminary report, or any form of title insurance or guaranty. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without the issuing party's prior written consent. The issuing party does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that the issuing party's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that the issuing party would not have issued this report but for the limitation of liability described above. The issuing party makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.

School information is copyrighted and provided by GreatSchools.org.

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Sec.15&16, T.6N.,R.3W., S.B.B.&M.

City of Apple Valley 0463-21
Tax Rate Area
21027



Parcel Map No. 14418, P.M. 181/84-85
 Parcel Map No. 10410, P.M. 122/93-94
 Parcel Map No. 8585, P.M. 90/62-63
 Parcel Map No. 8448, P.M. 87/75
 Pln. Parcel Map No. 7960, P.M. 81/93-94

June 2004

Assessor's Map
 Book 0463 Page 21
 San Bernardino County

REVISED

+ FIRST AMERICAN TITLE, 1SB,
AD08

SAN BERNARDINO, CA

08/05/2021 08:22PM IXQT

PAGE 1 OF 1

SAN BERNARDINO 2020-21 TAX
ROLL

ORDER SEARCH RESULTS

ORDER: 0000000

TOF: 0

COMMENT:

**PAYMENTS AS OF 07/16/2021
SEARCH PARAMETERS**

ENTERED APN: 0463-213-03-0-000

✓ APN: 0463-213-03-0-000 BILL: 20200411732

DATE: 09/22/2020

TRA: 021027 - TOWN OF APPLE VALLEY

ACQ DATE: 04/25/2013

DOC#: 2013-171333

LEGAL: E 1/2 E 1/2 NE 1/4 SEC 16 TP 6N R 3W 40 AC

SITUS: QUARRY RD APPLE VALLEY CA 92307

MAIL: 7850 S DEAN MARTIN DR #502 LAS VEGAS NV 89139

FOR 2020-21 TAX YEAR

ASSESSED OWNER(S)

2020-21 ASSESSED VALUES

ROSS CARL E LIVING TRUST 5/23/91

LAND

585,513

SAFARI ROSS FAMILY TRUST 6/10/04

TAXABLE

585,513

2020-21 TAXES

1ST INST

2ND INST

TOTAL TAX

STATUS

PAID

PAID

PAYMENT DATE

12/08/2020

04/12/2021

DELINQUENT DATE

12/10/2020

04/12/2021

INSTALLMENT

3,637.71

3,637.67

7,275.38

PENALTY

363.78

373.78

737.56

BALANCE DUE

0.00

0.00

0.00

WARNINGS AND/OR COMMENTS

** NO BONDS OR PRIOR YEAR DELQ TAXES **

ASSESSMENT DETAIL

FUND	TYPE	AMOUNT	DESCRIPTION OF ASSESSMENT(S)
WF01-SP03	FIRE SUPR	156.14	APPLE VALLEY FIRE SUPP
		156.14	TOTAL OF SPECIAL ASSESSMENTS

ADDITIONAL PROPERTY INFORMATION

TAX CODE: 1 COUNTY USE CODE: 0000 VESTING: TC
TAX RATE: 1.048400%
STANDARD LAND USE: VACANT LAND (NEC)

CONDITIONS, DISCLAIMERS AND EXCLUSIONS:

This Tax Certificate/Tax Order Report does not constitute a report on or certification of: (1) mineral (productive and/or non-productive) taxes or leases; (2) personal property taxes; or (3) other non ad valorem taxes (such as paving liens, stand-by charges or maintenance assessments).

Data Trace Information Services LLC ("Data Trace") may have warranted the accuracy of this Tax Certificate/Tax Order Report to its customer (the "Data Trace Customer") pursuant to the terms and conditions of a written tax service agreement between Data Trace and said Data Trace Customer (the "Tax Service Agreement"). Any such warranty (hereinafter, "Data Trace Customer Warranty") does not: (a) extend to a third party bearer of this Tax Certificate/Tax Order Report; (b) cover any changes made to the records of the taxing authority after the "payments as of," "paid," or "payment" dates delineated above; and (c) cover any invalid tax information shown on the records of the taxing authority or resulting from an error by the Data Trace Customer (including, without limitation, submission of incorrect property information by said Data Trace Customer). DATA TRACE MAKES NO WARRANTIES (EXPRESS OR IMPLIED) WITH RESPECT TO THIS TAX CERTIFICATE/TAX ORDER REPORT OTHER THAN (WHERE APPLICABLE) THE DATA TRACE CUSTOMER WARRANTY. Any and all claims under a Data Trace Customer Warranty must be submitted to Data Trace by the corresponding Data Trace Customer and are subject to the terms and conditions set forth in the pertinent Tax Service Agreement (including, without limitation, the filing deadlines applicable to such claims). In some jurisdictions Data Trace's validation of a Tax Certificate/Tax Order Report is required to activate a Data Trace Customer Warranty.

END OF SEARCH

RECORDING REQUESTED BY
First American Title Insurance Company
National Commercial Services



LARRY WALKER
Auditor/Controller - Recorder
815 First American Title

AND WHEN RECORDED MAIL TO:

Carl Ross
9501 Kings Gate Ct.
Las Vegas, NV 89145

Doc #: 2006-0062875



Titles:	1	Pages:	2
Fees		19.00	
Taxes		1072.50	
Other		.00	
PAID		1091.50	

NCS-211449-D14

A.P.N.: 0463-213-03

File No.: NCS-211449-ONT1 (TW)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$**1,072.50**; CITY TRANSFER TAX \$**0.00**;
SURVEY MONUMENT FEE \$

- 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 **Apple Valley**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Calvin T. Lam, Trustee of the CTL Revocable Trust**

hereby GRANTS to Carl E. Ross, trustee of the Carl E. Ross Living Trust
dated May 23, 1991

the following described property in the City of **Apple Valley**, County of **San Bernardino**, State of **California**:

THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

Dated: 01/13/2006

Calvin T. Lam, Trustee of the CTL Revocable Trust



Calvin T. Lam, Trustee

STATE OF Socialist Republic of Vietnam
COUNTY OF Ho Chi Minh City)
U.S. Consulate General)

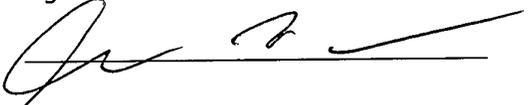
AIDA R. NORMAN
Consul
U.S. Consulate General
Ho Chi Minh City, Vietnam

On 17 JAN 2006, before me, _____,
Notary Public, personally appeared Calvin T Lam

_____, personally known to me (or 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.

WITNESS my hand and official seal.

Signature



My Commission Expires: _____

This area for official notarial seal

Notary Name: AIDA R. NORMAN
Consul
Notary Registration Number: U.S. Consulate General
Ho Chi Minh City, Vietnam

Notary Phone: _____
County of Principal Place of Business: _____

FIRST AMERICAN TITLE

Electronically Recorded in Official Records, County of San Bernardino

7/03/2007
11:39 AM
BGJ



LARRY WALKER
Auditor/Controller - Recorder
708 First American - GM

RECORDING REQUESTED BY
FIRST AMERICAN TITLE
AND WHEN RECORDED MAIL TO:

*First Industrial Realty
898 N. Sepulveda Blvd
STE 750
El Segundo Ca 90245*

Doc #: 2007-0394031



Titles:	1	Pages:	2
Fees		41.00	
Taxes		** Conf **	
Other		.00	
PAID		41.00	

Space Above This Line for Recorder's Use Only _____

A.P.N.: 0463-213-03,29

Order No.: 2686608

Escrow No.: 7-1669-KH

kh 021027

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$ (NOT OF PUBLIC RECORD)
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale,

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
CARL E. ROSS, TRUSTEE OF THE CARL E. ROSS LIVING TRUST DATED MAY 23, 1991

hereby GRANT(S) to **FR/CAL 3 APPLE VALLEY, LLC,**
A DELAWARE LIMITED LIABILITY COMPANY

the following described property in the Town of **APPLE VALLEY**, County of **SAN BERNARDINO** State of California;
APN #0463-213-03:

THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

APN #0463-213-29:

PARCEL 1 OF PARCEL MAP 8448, AS RECORDED IN PARCEL MAP BOOK 87, PAGE 75, RECORDS OF SAN BERNARDINO COUNTY.

Document Date: February 8, 2007

CARL E. ROSS, TRUSTEE OF THE CARL E. ROSS LIVING TRUST DATED MAY 23, 1991

By: *Carl E. Ross Trustee*
CARL E. ROSS, TRUSTEE

GRANT DEED CONTINUED ON NEXT PAGE

Mail Tax Statements to: SAME AS ABOVE

A.P.N.: 0463-213-03,05,29,33,34,35,36

CONTINUATION OF GRANT DEED

STATE OF ~~CALIFORNIA~~ ^{Nevada})
 COUNTY OF ~~Clark~~) JSS
 On May 8, 2007 before me, Sheila L. Medina xxxxxx
 Notary Public, personally appeared CARL E. ROSS xxxxxx.

personally known to me (or 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.

WITNESS my hand and official seal.

Signature Sheila L. Medina



This area for official notarial seal.

FIRST AMERICAN TITLE INSURANCE COMPANY



DENNIS DRAEGER
ASSESSOR - RECORDER - CLERK
691 First American

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Mr. Carl Ross
7850 S. Dean Martin Drive, Suite 502
Las Vegas, Nevada 89139

Doc #: 2013-0171333



Titles:	1	Pages:	7
Fees		63.00	
Taxes	** Conf **		
Other		.00	
PAID		63.00	

MAIL TAX STATEMENT TO:

Mr. Carl Ross
7850 S. Dean Martin Drive, Suite 502
Las Vegas, Nevada 89139

(Space Above Line for Recorder's Use Only)

APNs: 0463-201-34, 0463-201-42, 0463-201-56, 0463-213-03, 0463-213-05, 0463-213-07, 0463-213-08, 0463-213-09, 0463-213-29, 0463-213-33, 0463-213-34, 0463-213-35, 0463-213-36, 0463-214-06, 0463-214-07, 0463-214-08, 0463-214-09 and 0463-214-26

Not of public record

GRANT DEED

In accordance with Section 11932 of the California Revenue and Taxation Code, Grantor has declared the amount of the transfer tax which is due by a separate statement that is not being recorded with this Grant Deed.

FOR VALUE RECEIVED, FR/CAL 3 APPLE VALLEY, LLC, a Delaware limited liability company ("Grantor"), grants to Carl E. Ross, as Trustee of the Carl E. Ross Living Trust dated May 23, 1991, as to an undivided 52% interest, Carl E. Ross, as Trustee of the Safari Ross Family Trust dated June 10, 2004, as to an undivided 24% interest, and Carl E. Ross, as Trustee of the Remington Ross Family Trust dated June 10, 2004, as to an undivided 24% interest, as tenants in common (collectively, "Grantee"), all that certain real property situated in the City of Apple Valley, County of San Bernardino, State of California, described on Exhibit A attached hereto and by this reference incorporated herein (the "Property").

SUBJECT TO the following:

- (a) All liens, encumbrances, easements, covenants, conditions, restrictions and other matters of record;
- (b) All matters which a correct survey of the Property would disclose;
- (c) All matters which could be ascertained by a physical inspection of the Property;
- (d) Interests of parties in possession;

MAIL TAX STATEMENT TO
RETURN ADDRESS ABOVE

(e) Any and all liens not yet delinquent for real property and personal property taxes and for general and special assessments against the Property; and

(f) Building and zoning ordinances and regulations and any other laws, ordinances, or governmental regulations restricting, regulating or relating to the use, occupancy or enjoyment of the Property.

***[Remainder of page intentionally left blank,
signatures commence on following page]***

EXHIBIT A
LEGAL DESCRIPTION
[SEE ATTACHED]

Exhibit "A"

LEGAL DESCRIPTION

Real property in the Town of Apple Valley, County of San Bernardino, State of California, described as follows:

PARCEL A:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

EXCEPTING THEREFROM THE INTEREST IN THE SOUTH 40 FEET OF SAID LAND WHICH WAS GRANTED FOR HIGHWAY PURPOSES TO THE COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA BY DEED RECORDED AUGUST 19, 1957, IN BOOK 4305, PAGE 457, OFFICIAL RECORDS.

PARCEL B:

THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER, AND THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

EXCEPTING THEREFROM ONE-HALF OF ONE-SIXTH OF ALL OIL, GAS AND OTHER MINERAL DEPOSITS IN THE LAND SO PATENTED, TOGETHER WITH THE RIGHT TO PROTECT FOR, MINE AND REMOVE THE SAME, AS RESERVED IN THE DEED RECORDED SEPTEMBER 15, 1924, IN BOOK 872, PAGE 1 OF DEEDS.

PARCEL C:

THE LAND AS SHOWN ON THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. DN107-09 EVIDENCED BY DOCUMENT RECORDED JUNE 5, 2009 AS INSTRUMENT NO. 2009-0245866 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED IN THE DOCUMENT AS FOLLOWS:

ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO GOVERNMENT SURVEY, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 14, LYING SOUTH 01° 02' 06" EAST, 297.01 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 14;

THENCE NORTH 89° 21' 16" EAST, A DISTANCE OF 2449.92 FEET;

THENCE SOUTH 00° 47' 12" EAST, A DISTANCE OF 61.00 FEET;

THENCE NORTH 89° 21' 16" EAST, A DISTANCE OF 192.00 FEET TO THE POINT OF TERMINATION ON THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 14, SAID POINT LIES SOUTH 00° 47' 12" EAST, 358.00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 14.

PARCEL D:

THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

PARCEL E:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF APPLE VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL F:

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL G:

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

PARCEL H:

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN.

EXCEPTING THEREFROM A NON-EXCLUSIVE EASEMENT OF 30 FEET ALONG THE SOUTHERLY AND EASTERLY BOUNDARIES FOR INGRESS AND EGRESS AND ALSO EXCEPTING THEREFROM A NON-EXCLUSIVE EASEMENT OF 15 FEET ALONG THE WESTERLY BOUNDARY FOR INGRESS AND EGRESS.

PARCEL I:

PARCEL 1 OF PARCEL MAP 8448, AS RECORDED IN PARCEL MAP BOOK 87, PAGE 75, RECORDS OF SAN BERNARDINO COUNTY.

PARCEL J:

PARCELS 1, 2, 3, AND 4 OF PARCEL MAP 10410 AS RECORDED IN PARCEL MAP BOOK NO. 122, PAGES 93 AND 94, RECORDS OF SAID COUNTY.

PARCEL K:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL L:

THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL M:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL N:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL O:

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE EXTERIOR BOUNDARIES OF PARCEL MAP 14418, AS SHOWN BY MAP ON FILE IN BOOK 181 PAGES 84 AND 85 OF PARCEL MAPS, IN THE OFFICE OF SAID COUNTY RECORDER.

SAID LEGAL DESCRIPTION IS PURSUANT TO THAT CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 4, 1996 AS INSTRUMENT NO. 96-445548, OFFICIAL RECORDS.

APN: 0463-201-34-0-000 (Affects : Parcel A); 0463-201-42-0-000 (Affects : Parcel B); 0463-201-56-0-000 (Affects : Parcel C); 0463-213-03-0-000 (Affects : Parcel D); 0463-213-05-0-000 (Affects : Parcel E); 0463-213-07-0-000 (Affects : Parcel F); 0463-213-08-0-000 (Affects : Parcel G); 0463-213-09-0-000 (Affects : Parcel H); 0463-213-29-0-000 (Affects Parcel I); 0463-213-33-0-000 (Affects : A portion of Parcel J); 0463-213-34-0-000 (Affects : A portion of Parcel J); 0463-213-35-0-000 (Affects : A portion of Parcel J); 0463-213-36-0-000 (affects : A portion of Parcel J); 0463-214-06-0-000 (Affects : Parcel K); 0463-214-07-0-000 (Affects : Parcel L); 0463-214-08-0-000 (Affects : Parcel M); 0463-214-09-0-000 (Affects : Parcel N) and 0463-214-26-0-000 (Affects : Parcel O)



First American Title™

San Bernardino County

1855 W. Redlands Boulevard, Suite 100 · Redlands, CA 92373
PHONE 909.381.6411

ADDRESS

CORDOVA RD

APPLE VALLEY, CA 92307

APN

0463-213-05-0000

Property Detail Report

Cordova Rd, Apple Valley, CA 92307

APN: 0463-213-05-0000

San Bernardino County Data as of: 07/22/2021

Owner Information

Owner Name: Ross Carl E Living Trust / 91 / Safari Ross Family Trust / 04
Vesting: Living Trust
Mailing Address: 7850 Dean Martin Dr #502, Las Vegas, NV 89139-6606
Occupancy: Absentee Owner

Location Information

Legal Description: W 1/2 Ne 1/4 Se 1/4 Sec 16 Tp 6N R 3W 20 Ac
County: San Bernardino, CA
APN: 0463-213-05-0000 Alternate APN: 0463-213-05-0000 Census Tract / Block: 009714 / 1024
Munic / Twnshp: Hesperia Twnshp-Rng-Sec: 06N-03W-16 Legal Lot / Block:
Subdivision: Tract #: Legal Book / Page: 0463 / 213
Neighborhood: School District: Apple Valley Unified School District
Elementary School: Sycamore Rocks Ele... Middle School: Phoenix Academy High School: Granite Hills High...
Latitude: 34.6064 Longitude: -117.1925

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 04/25/2013 / 04/25/2013 Price: \$7,100,000 Transfer Doc #: 2013.171333
Buyer Name: Ross Carl E Living Trust Seller Name: FR / Cal 3 Apple Valley Deed Type: Grant Deed
LLC

Last Market Sale

Sale / Rec Date: 04/25/2013 / 04/25/2013 Sale Price / Type: \$7,100,000 / Full Value Deed Type: Grant Deed
Multi / Split Sale: Y Price / Sq. Ft.: New Construction:
1st Mtg Amt / Type: 1st Mtg Rate / Type: 1st Mtg Doc #: N/A
2nd Mtg Amt / Type: 2nd Mtg Rate / Type: Sale Doc #: 2013.171333
Seller Name: FR / Cal 3 Apple Valley LLC Title Company: First American Tit...
Lender:

Prior Sale Information

Sale / Rec Date: 10/26/2005 / 11/02/2005 Sale Price / Type: \$1,669,000 / Full Value Prior Deed Type: Deed
1st Mtg Amt / Type: 1st Mtg Rate / Type: Prior Sale Doc #: 2005.826775
Prior Lender:

Property Characteristics

Gross Living Area: Total Rooms: 0 Year Built / Eff:
Living Area: Bedrooms: Stories:
Total Adj. Area: Baths (F / H): Parking Type:
Above Grade: Pool: Garage #:
Basement Area: Fireplace: Garage Area:
Style: Cooling: Porch Type:
Foundation: Heating: Patio Type:
Quality: Exterior Wall: Roof Type:
Condition: Construction Type: Roof Material:

Site Information

Land Use: Vacant Land (NEC) Lot Area: 871,200 Sq. Ft. Zoning:
State Use: Lot Width / Depth: # of Buildings: 2
County Use: 0000 - Vacant Land Usable Lot: Res / Comm Units:
Site Influence: Type Unknown Acres: 20.0 Water / Sewer Type: / No
Flood Zone Code: D Flood Map #: 06071C5830H Flood Map Date: 08/28/2008
Community Name: Town Of Apple Valley Flood Panel #: 5830H Inside SFHA: False

Tax Information

Assessed Year: 2021 Assessed Value: \$295,788 Market Total Value:
Tax Year: 2020 Land Value: \$295,788 Market Land Value:
Tax Area: 021-027 Improvement Value: Market Imprv Value:
Property Tax: \$3,680.84 Improved %: Market Imprv %:
Exemption: Delinquent Year:

Sales Comparables

Cordova Rd, Apple Valley, CA 92307

APN: 0463-213-05-0000

San Bernardino County Data as of: 07/22/2021

Subject Property

Cordova Rd, Apple Valley, CA 92307

Sale Price / Type:	\$7,100,000 / Full Value	Lot Area:	871,200 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	04/25/2013 / 04/25/2013	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$295,788	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	20.00	Roof Material:	
Owner Name:	Ross Carl E Living Trust / 91 / Safari Ross Family Trust / 04	Cooling:		Prior Sale Price:	\$1,669,000
Mailing Address:	7850 Dean Martin Dr #502, Las Vegas, NV 89139-6606	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	11/02/2005
APN:	0463-213-05-0000	Flood Zone Code:	D	Prior Sale Doc #:	2005.826775
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Search Criteria

# Months Back:	12	Distance From Subject:	5 mi
Living Area	35.0 +/-	Land Use:	Same As Subject
Difference:			

20 Comparable Properties Found

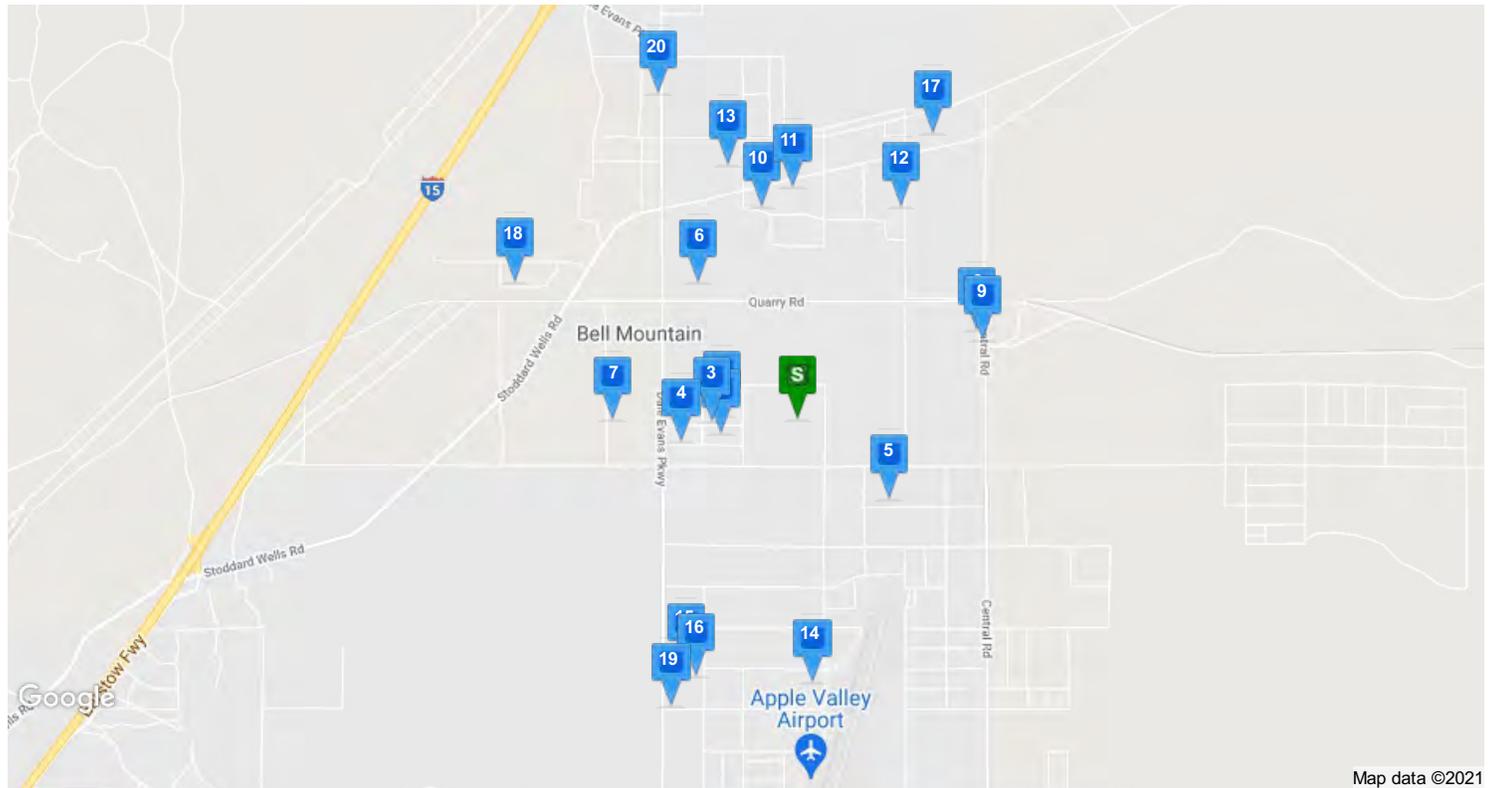
COMPARABLE PROPERTY SUMMARY				
	Subject	Low	Average	High
Price	\$7,100,000	\$18,000	\$195,600	\$1,350,000
Living Area		0	0	0
Price / Sq. Ft.				
Bedrooms		0	0	0
Baths		0	0	0
Lot Area	871,200 Sq. Ft.	77,046 Sq. Ft.	261,197 Sq. Ft.	1,089,000 Sq. Ft.
Stories				
Year Built				
Distance		0.48 mi	1.32 mi	2.13 mi

Sales Comparables

Cordova Rd, Apple Valley, CA 92307

APN: 0463-213-05-0000

San Bernardino County Data as of: 07/22/2021



Subject Property Comparables

COMPARABLES												
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.48		Doberman St, Apple Valley, CA 92307	07/22/2020	\$72,000						189,486	
2	0.50			06/03/2021	\$95,000						99,317	
3	0.55		Doberman St, Apple Valley, CA 92307	07/23/2020	\$38,000						89,135	
4	0.76		Shepherd St, Apple Valley, CA 92307	10/07/2020	\$195,000						94,089	
5	0.80		Needham Ave, Apple Valley, CA 92307	07/22/2021	\$1,350,000						871,200	
6	0.99			04/01/2021	\$411,500						628,571	
7	1.16			07/12/2021	\$25,000						154,202	
8	1.21			04/19/2021	\$52,000						202,554	
9	1.22			06/29/2021	\$18,000						92,782	
10	1.27			05/24/2021	\$20,000						100,188	
11	1.36		Stoddard Wells Rd, Apple Valley, CA 92307	07/17/2020	\$20,000						77,046	

12	1.40	Kimshew Rd, Apple Valley, CA 92307	02/18/2021	\$45,000	382,021
13	1.57		03/08/2021	\$19,000	114,563
14	1.70	Altadena St, Apple Valley, CA 92307	05/04/2021	\$39,000	217,800
15	1.75		02/12/2021	\$100,000	422,532
16	1.78		07/13/2021	\$525,000	1,089,000
17	1.89	Colusa Rd, Apple Valley, CA 92307	04/27/2021	\$85,000	108,900
18	1.92		03/17/2021	\$375,000	101,495
19	2.02	Dale Evans Pkwy, Apple Valley, CA 92307	08/18/2020	\$52,500	92,347
20	2.13	Dale Evans Pkwy, Apple Valley, CA 92307	03/17/2021	\$375,000	96,703

L: Listed R: REO RS: REO Sale SS: Short Sale D: Default A: Auction

Comp #1 - 0.48 Miles From Subject**Doberman St, Apple Valley, CA 92307**

Sale Price / Type:	\$72,000 /	Lot Area:	189,486 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	07/22/2020 / 08/10/2020	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$72,000	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	4.35	Roof Material:	
Owner Name:	Balleras Julio M / Balleras Minsuela S	Cooling:		Prior Sale Price:	\$60,000
Mailing Address:	128 E 220th St, Carson, CA 90745-3005	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	06/07/1990
APN:	0463-461-13-0000	Flood Zone Code:	D	Prior Sale Doc #:	1990.224193
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #2 - 0.50 Miles From Subject

Sale Price / Type:	\$95,000 /	Lot Area:	99,317 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	06/03/2021 / 06/15/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$46,800	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.28	Roof Material:	
Owner Name:	Edu Rosita S / Edu JR Alberto	Cooling:		Prior Sale Price:	\$140,000
Mailing Address:	219 W 233rd St, Carson, CA 90745-5208	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	09/23/2004
APN:	0463-221-06-0000	Flood Zone Code:	D	Prior Sale Doc #:	2004.694517
Subdivision:					
Census Tct / Blk:					
1st Mtg / Type:					
Res / Comm Units:					

Comp #3 - 0.55 Miles From Subject**Doberman St, Apple Valley, CA 92307**

Sale Price / Type:	\$38,000 /	Lot Area:	89,135 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	07/23/2020 / 08/11/2020	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$38,000	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.05	Roof Material:	
Owner Name:	Baliteras Julio M / Balleras Minsuela S	Cooling:		Prior Sale Price:	\$25,000
Mailing Address:	128 E 220th St, Carson, CA 90745-3005	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	09/11/1990
APN:	0463-461-12-0000	Flood Zone Code:	D	Prior Sale Doc #:	1990.361234
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #4 - 0.76 Miles From Subject**Shepherd St, Apple Valley, CA 92307**

Sale Price / Type:	\$195,000 /	Lot Area:	94,089 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	10/07/2020 / 10/15/2020	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$41,000	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.16	Roof Material:	
Owner Name:	Balleras Jennifer S / Varghese Lizy K	Cooling:		Prior Sale Price:	\$22,500
Mailing Address:	128 E 220th St, Carson, CA 90745-3005	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	04/24/1991
APN:	0463-221-15-0000	Flood Zone Code:	D	Prior Sale Doc #:	1991.137431
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #5 - 0.80 Miles From Subject**Needham Ave, Apple Valley, CA 92307**

Sale Price / Type:	\$1,350,000 /	Lot Area:	871,200 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	07/22/2021 / 07/22/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$31,702	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	20.00	Roof Material:	
Owner Name:	Boyd Katte	Cooling:		Prior Sale Price:	
Mailing Address:	33 Gristmill Dr, Stafford, VA 22554-8505	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	
APN:	0463-232-04-0000	Flood Zone Code:	D	Prior Sale Doc #:	
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #6 - 0.99 Miles From Subject

Sale Price / Type:	\$411,500 /	Lot Area:	628,571 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	04/01/2021 / 04/02/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$39,580	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	14.43	Roof Material:	
Owner Name:	Cooley Scott M / Scott M Cooley 1997 Trust	Cooling:		Prior Sale Price:	\$100,000
Mailing Address:	15900 Kennedy Rd, Los Gatos, CA 95032-6531	Fireplace:		Prior Sale Date:	02/12/2021
County:	San Bernardino	Parking Type:		Prior Rec Date:	02/26/2021
APN:	0463-071-13-0000	Flood Zone Code:	D	Prior Sale Doc #:	2021.92519
Subdivision:					
Census Tct / Blk:					
1st Mtg / Type:					
Res / Comm Units:					

Comp #7 - 1.16 Miles From Subject

Sale Price / Type:	\$25,000 /				
Sale / Rec Date:	07/12/2021 / 07/22/2021				
Year Built / Eff:		Lot Area:	154,202 Sq. Ft.		
Assessed Value:	\$20,064	Living Area:			
Land Use:	Vacant Land (NEC)	Pool:			
Owner Name:	Moridi Kambiz / The Family Trust Of Kambz Moridi		Bedrooms:	0	
Mailing Address:	17458 Blivewater Ct #40354, Riverside, CA 92503		Baths (F / H):	0 / 0	
County:	San Bernardino		Total Rooms:		
APN:	0472-292-27-0000	Zoning:		Stories:	
Subdivision:		Acres:	3.54	Roof Material:	
Census Tct / Blk:		Cooling:		Prior Sale Price:	\$81,000
1st Mtg / Type:		Fireplace:		Prior Sale Date:	
Res / Comm Units:		Parking Type:		Prior Rec Date:	12/04/1997
		Flood Zone Code:	D	Prior Sale Doc #:	1997.444958

Comp #8 - 1.21 Miles From Subject

Sale Price / Type:	\$52,000 /				
Sale / Rec Date:	04/19/2021 / 04/20/2021				
Year Built / Eff:		Lot Area:	202,554 Sq. Ft.		
Assessed Value:	\$12,672	Living Area:			
Land Use:	Vacant Land (NEC)	Pool:			
Owner Name:	Snipe Equipment LLC		Bedrooms:	0	
Mailing Address:			Baths (F / H):	0 / 0	
County:	San Bernardino	Zoning:		Total Rooms:	
APN:	0463-471-14-0000	Acres:	4.65	Stories:	
Subdivision:		Cooling:		Roof Material:	
Census Tct / Blk:		Fireplace:		Prior Sale Price:	
1st Mtg / Type:		Parking Type:		Prior Sale Date:	
Res / Comm Units:		Flood Zone Code:	D	Prior Rec Date:	
				Prior Sale Doc #:	

Comp #9 - 1.22 Miles From Subject

Sale Price / Type:	\$18,000 /				
Sale / Rec Date:	06/29/2021 / 07/22/2021				
Year Built / Eff:		Lot Area:	92,782 Sq. Ft.		
Assessed Value:	\$27,606	Living Area:			
Land Use:	Vacant Land (NEC)	Pool:			
Owner Name:	Bailey Real Estate Investments LLC		Bedrooms:	0	
Mailing Address:	3141 Stevens Creek Blvd, San Jose, CA 95117-1141		Baths (F / H):	0 / 0	
County:	San Bernardino	Zoning:		Total Rooms:	
APN:	0463-471-16-0000	Acres:	2.13	Stories:	
Subdivision:		Cooling:		Roof Material:	
Census Tct / Blk:		Fireplace:		Prior Sale Price:	
1st Mtg / Type:		Parking Type:		Prior Sale Date:	
Res / Comm Units:		Flood Zone Code:	D	Prior Rec Date:	02/13/1989
				Prior Sale Doc #:	1989.51717

Comp #10 - 1.27 Miles From Subject

Sale Price / Type:	\$20,000 /		
Sale / Rec Date:	05/24/2021 / 07/07/2021		
Year Built / Eff:		Lot Area:	100,188 Sq. Ft.
Assessed Value:	\$24,024	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Matins Fernando Torres / Bravo Marilu Maya		Bedrooms:
Mailing Address:	10767 Hemlock Ave, Hesperia, CA 92345-2414		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-421-10-0000	Zoning:	Stories:
Subdivision:		Acres:	2.30
Census Tct / Blk:		Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$15,000
		Flood Zone Code:	D
			Prior Rec Date:
			06/08/1993
			Prior Sale Doc #:
			1993.242936

Comp #11 - 1.36 Miles From Subject**Stoddard Wells Rd, Apple Valley, CA 92307**

Sale Price / Type:	\$20,000 /		
Sale / Rec Date:	07/17/2020 / 08/14/2020		
Year Built / Eff:		Lot Area:	77,046 Sq. Ft.
Assessed Value:	\$20,000	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Cristobal Fe A		Bedrooms:
Mailing Address:	11144 Louise Ave, Granada Hills, CA 91344-4103		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-061-29-0000	Zoning:	Stories:
Subdivision:		Acres:	1.77
Census Tct / Blk:	009714 / 1024	Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$26,000
		Flood Zone Code:	D
			Prior Rec Date:
			12/30/1998
			Prior Sale Doc #:
			1998.557658

Comp #12 - 1.40 Miles From Subject**Kimshew Rd, Apple Valley, CA 92307**

Sale Price / Type:	\$45,000 /		
Sale / Rec Date:	02/18/2021 / 04/16/2021		
Year Built / Eff:		Lot Area:	382,021 Sq. Ft.
Assessed Value:	\$20,611	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Moreno Jesus / Sanchez Teresa		Bedrooms:
Mailing Address:	4080 W 1st St #227, Santa Ana, CA 92703-4081		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-092-47-0000	Zoning:	Stories:
Subdivision:		Acres:	8.77
Census Tct / Blk:	009714 / 1024	Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$20,000
		Flood Zone Code:	D
			Prior Rec Date:
			05/29/2019
			Prior Sale Doc #:
			2019.172064

Comp #13 - 1.57 Miles From Subject

Sale Price / Type:	\$19,000 /				
Sale / Rec Date:	03/08/2021 / 04/02/2021				
Year Built / Eff:		Lot Area:	114,563 Sq. Ft.	Bedrooms:	0
Assessed Value:	\$4,407	Living Area:		Baths (F / H):	0 / 0
Land Use:	Vacant Land (NEC)	Pool:		Total Rooms:	
Owner Name:	Flores Carlos Hernandez / Flores Fransisco Hernandez				
Mailing Address:	3834 E 6th St, Los Angeles, CA 90023-1808				
County:	San Bernardino	Zoning:		Stories:	
APN:	0463-041-22-0000	Acres:	2.63	Roof Material:	
Subdivision:		Cooling:		Prior Sale Price:	\$9,500
Census Tct / Blk:		Fireplace:		Prior Sale Date:	
1st Mtg / Type:		Parking Type:		Prior Rec Date:	10/04/1990
Res / Comm Units:		Flood Zone Code:	D	Prior Sale Doc #:	1990.396650

Comp #14 - 1.70 Miles From Subject**Altadena St, Apple Valley, CA 92307**

Sale Price / Type:	\$39,000 /				
Sale / Rec Date:	05/04/2021 / 05/06/2021				
Year Built / Eff:		Lot Area:	217,800 Sq. Ft.	Bedrooms:	0
Assessed Value:	\$81,167	Living Area:		Baths (F / H):	0 / 0
Land Use:	Vacant Land (NEC)	Pool:		Total Rooms:	
Owner Name:	Harrison Michael / Harrison Lisette				
Mailing Address:	3535 Inland Empire Blvd, Ontario, CA 91764-4908				
County:	San Bernardino	Zoning:		Stories:	
APN:	0463-371-16-0000	Acres:	5.00	Roof Material:	
Subdivision:		Cooling:		Prior Sale Price:	\$15,000
Census Tct / Blk:	009714 / 1024	Fireplace:		Prior Sale Date:	
1st Mtg / Type:		Parking Type:		Prior Rec Date:	09/04/1986
Res / Comm Units:		Flood Zone Code:	D	Prior Sale Doc #:	1986.254178

Comp #15 - 1.75 Miles From Subject

Sale Price / Type:	\$100,000 /				
Sale / Rec Date:	02/12/2021 / 02/26/2021				
Year Built / Eff:		Lot Area:	422,532 Sq. Ft.	Bedrooms:	0
Assessed Value:	\$40,945	Living Area:		Baths (F / H):	0 / 0
Land Use:	Vacant Land (NEC)	Pool:		Total Rooms:	
Owner Name:	M4gc Inc				
Mailing Address:	72380 Tanglewood Ln, Rancho Mirage, CA 92270-4050				
County:	San Bernardino	Zoning:		Stories:	
APN:	0463-371-04-0000	Acres:	9.70	Roof Material:	
Subdivision:		Cooling:		Prior Sale Price:	
Census Tct / Blk:		Fireplace:		Prior Sale Date:	
1st Mtg / Type:		Parking Type:		Prior Rec Date:	03/27/2002
Res / Comm Units:		Flood Zone Code:	D	Prior Sale Doc #:	2002.150413

Comp #16 - 1.78 Miles From Subject

Sale Price / Type:	\$525,000 /				
Sale / Rec Date:	07/13/2021 / 07/16/2021				
Year Built / Eff:		Lot Area:	1,089,000 Sq. Ft.		
Assessed Value:	\$102,582	Living Area:			
Land Use:	Vacant Land (NEC)	Pool:			
Owner Name:	Deaguiar Tony R / Deaguiar Jodie K		Bedrooms:	0	
Mailing Address:	5486 Industrial Pkwy, San Bernardino, CA 92407-1855		Baths (F / H):	0 / 0	
County:	San Bernardino	Zoning:		Total Rooms:	
APN:	0463-371-05-0000	Acres:	25.00	Stories:	
Subdivision:		Cooling:		Roof Material:	
Census Tct / Blk:		Fireplace:		Prior Sale Price:	
1st Mtg / Type:		Parking Type:		Prior Sale Date:	
Res / Comm Units:		Flood Zone Code:	D	Prior Rec Date:	
				Prior Sale Doc #:	

Comp #17 - 1.89 Miles From Subject**Colusa Rd, Apple Valley, CA 92307**

Sale Price / Type:	\$85,000 /				
Sale / Rec Date:	04/27/2021 / 06/17/2021				
Year Built / Eff:		Lot Area:	108,900 Sq. Ft.		
Assessed Value:	\$4,800	Living Area:			
Land Use:	Vacant Land (NEC)	Pool:			
Owner Name:	Arana Allan Roga / Arana Charmaine A		Bedrooms:	0	
Mailing Address:	3823 S Maryland Pkwy #N5, Las Vegas, NV 89119-7543		Baths (F / H):	0 / 0	
County:	San Bernardino	Zoning:		Total Rooms:	
APN:	0463-081-13-0000	Acres:	2.50	Stories:	
Subdivision:		Cooling:		Roof Material:	
Census Tct / Blk:	009714 / 1024	Fireplace:		Prior Sale Price:	\$22,000
1st Mtg / Type:	\$42,500 /	Parking Type:		Prior Sale Date:	03/09/2011
Res / Comm Units:		Flood Zone Code:	D	Prior Rec Date:	03/30/2011
				Prior Sale Doc #:	2011.127708

Comp #18 - 1.92 Miles From Subject

Sale Price / Type:	\$375,000 /				
Sale / Rec Date:	03/17/2021 / 06/17/2021				
Year Built / Eff:		Lot Area:	101,495 Sq. Ft.		
Assessed Value:	\$25,700	Living Area:			
Land Use:	Vacant Land (NEC)	Pool:			
Owner Name:	Turner Galen		Bedrooms:	0	
Mailing Address:	38759 Valle Vis, Murrieta, CA 92562-9321		Baths (F / H):	0 / 0	
County:	San Bernardino	Zoning:		Total Rooms:	
APN:	0472-285-12-0000	Acres:	2.33	Stories:	
Subdivision:		Cooling:		Roof Material:	
Census Tct / Blk:		Fireplace:		Prior Sale Price:	\$115,000
1st Mtg / Type:		Parking Type:		Prior Sale Date:	12/08/2005
Res / Comm Units:		Flood Zone Code:	D	Prior Rec Date:	12/12/2005
				Prior Sale Doc #:	2005.942724

Comp #19 - 2.02 Miles From Subject**Dale Evans Pkwy, Apple Valley, CA 92307**

Sale Price / Type:	\$52,500 /	Lot Area:	92,347 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	08/18/2020 / 09/01/2020	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$52,500	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.12	Roof Material:	
Owner Name:	Balleras Julio M / Balleras Misuela	Cooling:		Prior Sale Price:	
Mailing Address:	128 E 220th St, Carson, CA 90745-3005	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	12/09/1998
APN:	0463-371-41-0000	Flood Zone Code:	D	Prior Sale Doc #:	1998.523336
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #20 - 2.13 Miles From Subject**Dale Evans Pkwy, Apple Valley, CA 92307**

Sale Price / Type:	\$375,000 /	Lot Area:	96,703 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	03/17/2021 / 06/17/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$10,193	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.22	Roof Material:	
Owner Name:	Turner Galen	Cooling:		Prior Sale Price:	\$54,000
Mailing Address:	38759 Valle Vis, Murrieta, CA 92562-9321	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	03/21/1996
APN:	0472-243-04-0000	Flood Zone Code:	D	Prior Sale Doc #:	1996.99375
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

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+ FIRST AMERICAN TITLE, 1SB,
AD08

SAN BERNARDINO, CA

08/05/2021 08:26PM IXQT

PAGE 1 OF 1

SAN BERNARDINO 2020-21 TAX
ROLL

ORDER SEARCH RESULTS

ORDER: 0000000

TOF: 0

COMMENT:

**PAYMENTS AS OF 07/16/2021
SEARCH PARAMETERS**

ENTERED APN: 0463-213-05-0-000

✓ APN: 0463-213-05-0-000 BILL: 20200411733

DATE: 09/22/2020

TRA: 021027 - TOWN OF APPLE VALLEY

ACQ DATE: 04/25/2013

DOC#: 2013-171333

LEGAL: W 1/2 NE 1/4 SE 1/4 SEC 16 TP 6N R 3W 20 AC

SITUS: CORDOVA RD APPLE VALLEY CA 92307

MAIL: 7850 S DEAN MARTIN DR #502 LAS VEGAS NV 89139

FOR 2020-21 TAX YEAR

ASSESSED OWNER(S)

2020-21 ASSESSED VALUES

ROSS CARL E LIVING TRUST 5/23/91

LAND

292,755

SAFARI ROSS FAMILY TRUST 6/10/04

TAXABLE

292,755

2020-21 TAXES

1ST INST

2ND INST

TOTAL TAX

STATUS

PAID

PAID

PAYMENT DATE

12/08/2020

04/12/2021

DELINQUENT DATE

12/10/2020

04/12/2021

INSTALLMENT

1,840.43

1,840.41

3,680.84

PENALTY

184.05

194.05

378.10

BALANCE DUE

0.00

0.00

0.00

WARNINGS AND/OR COMMENTS

** NO BONDS OR PRIOR YEAR DELQ TAXES **

ASSESSMENT DETAIL

FUND TYPE

AMOUNT

DESCRIPTION OF ASSESSMENT(S)

WF01-SP03 FIRE SUPR

121.26

APPLE VALLEY FIRE SUPP

121.26

TOTAL OF SPECIAL ASSESSMENTS

ADDITIONAL PROPERTY INFORMATION

TAX CODE: 1

COUNTY USE CODE: 0000

VESTING: TC

TAX RATE: 1.048400%

STANDARD LAND USE: VACANT LAND (NEC)

CONDITIONS, DISCLAIMERS AND EXCLUSIONS:

This Tax Certificate/Tax Order Report does not constitute a report on or certification of: (1) mineral (productive and/or non-productive) taxes or leases; (2) personal property taxes; or (3) other non ad valorem taxes (such as paving liens, stand-by charges or maintenance assessments).

Data Trace Information Services LLC ("Data Trace") may have warranted the accuracy of this Tax Certificate/Tax Order Report to its customer (the "Data Trace Customer") pursuant to the terms and conditions of a written tax service agreement between Data Trace and said Data Trace Customer (the "Tax Service Agreement"). Any such warranty (hereinafter, "Data Trace Customer Warranty") does not: (a) extend to a third party bearer of this Tax Certificate/Tax Order Report; (b) cover any changes made to the records of the taxing authority after the "payments as of," "paid," or "payment" dates delineated above; and (c) cover any invalid tax information shown on the records of the taxing authority or resulting from an error by the Data Trace Customer (including, without limitation, submission of incorrect property information by said Data Trace Customer). DATA TRACE MAKES NO WARRANTIES (EXPRESS OR IMPLIED) WITH RESPECT TO THIS TAX CERTIFICATE/TAX ORDER REPORT OTHER THAN (WHERE APPLICABLE) THE DATA TRACE CUSTOMER WARRANTY. Any and all claims under a Data Trace Customer Warranty must be submitted to Data Trace by the corresponding Data Trace Customer and are subject to the terms and conditions set forth in the pertinent Tax Service Agreement (including, without limitation, the filing deadlines applicable to such claims). In some jurisdictions Data Trace's validation of a Tax Certificate/Tax Order Report is required to activate a Data Trace Customer Warranty.

END OF SEARCH

FIRST AMERICAN TITLE

Electronically Recorded in Official Records, County of San Bernardino

11/02/2005
01:18 PM
SH



LARRY WALKER
Auditor/Controller - Recorder

708 First American - GM

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
Carl Ross
9501 Kingsgate Court
Las Vegas, NV 89145

2107254

Doc #: 2005-0826775



Titles:	1	Pages:	5
Fees			63.00
Taxes			1835.90
Other			.00
PAID			1898.90

Space Above This Line for Recorder's Use Only

A.P.N.: 0463-213-05,33,34,35, & 36

Order No.: 2107254

Escrow No.: 48382-GL

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$1,835.90
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale,
unincorporated area: City of _____, and APPLE VALLEY

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
Stephen W. Harrison and Carla R. Harrison, Trustees of the Stephen and Carla Harrison Family Trust Michael Harrison, a Single Man

hereby GRANT(S) to **Carl Ross, a married man**

the following described property in the City of _____ County of San Bernardino State of California;

See Exhibit "A" attached hereto and made a part hereof.

Stephen W. Harrison and Carla R. Harrison, Trustees of the Stephen and Carla Harrison Family Trust

Michael Harrison

By:
By:

Document Date: 10/27/05

STATE OF CALIFORNIA)
COUNTY OF San Bernardino) SS

On 10/27/05 before me, George Lasko

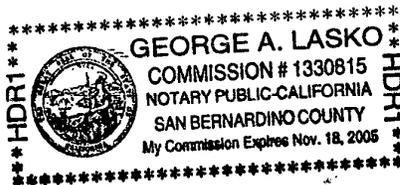
personally appeared Stephen W. Harrison, Carla R. Harrison and Michael Harrison

personally known to me (or 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.

WITNESS my hand and official seal.

Signature:

This area for official notarial seal.



Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of San Bernardino, State of California,
described as follows:

PARCEL 4 OF PARCEL MAP NO. 10410, AS RECORDED IN PARCEL MAP BOOK NO. 122, PAGES 93
& 94, RECORDS OF SAID COUNTY.

APN: 0463-213-36-0-000

LEGAL DESCRIPTION

Real property in the Town of Apple Valley, County of San Bernardino, State of California,
described as follows:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6
NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE
OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

APN: 0463-213-05-0-000

Order Number: 0622-1988023 (33)

Page Number: 6

LEGAL DESCRIPTION

Real property in the Town of Apple Valley, County of San Bernardino, State of California,
described as follows:

PARCELS 1, 2 AND 3 OF PARCEL MAP #10410 AS RECORDED IN PARCEL MAP BOOK NO. 122,
PAGES 93 & 94, RECORDS OF SAID COUNTY.

APN: 0463-213-33-0-000 and 0463-213-34-0-000 and 0463-213-35-0-000

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
Carl Ross
9501 Kingsgate Court
Las Vegas, NV 89145

A.P.N.: 0463-213-05,33,34,35, & 36

Order No.: 2107254

Space Above This Line for Recorder's Use Only

Escrow No.: 48382-GL

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$1,835.90
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale,
 unincorporated area; City of _____, and APPLE VALLEY

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
Stephen W. Harrison and Carla R. Harrison, Trustees of the Stephen and Carla Harrison Family Trust Michael Harrison, a Single Man

hereby GRANT(S) to **Carl Ross, a married man** :

the following described property in the City of _____ County of **San Bernardino** State of California;

See Exhibit "A" attached hereto and made a part hereof.

This is to certify that this is a true
and correct copy of the original hereof.
FIRST AMERICAN TITLE COMPANY OF SAN BERNARDINO

By Sam R. Chaffin

Stephen W. Harrison and Carla R. Harrison, Trustees of the Stephen and Carla Harrison Family Trust

Michael Harrison

By: _____

By: _____

This is to certify that this is a true
and correct copy of the original hereof.
FIRST AMERICAN TITLE COMPANY OF SAN BERNARDINO

By Sam R. Chaffin

Document Date: 10/27/05

STATE OF CALIFORNIA)
COUNTY OF _____)

On _____ before me, _____

personally appeared _____,
personally known to me (or 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.

WITNESS my hand and official seal.

Signature _____

This area for official notarial seal.

FIRST AMERICAN TITLE

Electronically Recorded in Official Records, County of San Bernardino

7/03/2007
11:39 AM
BGJ



LARRY WALKER
Auditor/Controller - Recorder
708 First American - GM

RECORDING REQUESTED BY
FIRST AMERICAN TITLE
AND WHEN RECORDED MAIL TO:

*First Industrial Realty
898 N. Sepulveda Blvd.
Ste 750
El Segundo Ca 90245*

Doc #: 2007-0394030

Titles: 1 Pages: 2



Fees	41.00
Taxes	** Conf **
Other	.00
PAID	41.00

Space Above This Line for Recorder's Use Only

A.P.N.: 0463-213-05,33,34,35,36

Order No.: 2686608

Escrow No.: 7-1669-KH

kb 021027

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$(NOT OF PUBLIC RECORD)
[] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale,

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
CARL E. ROSS, A MARRIED MAN

hereby GRANT(S) to **FR/CAL 3 APPLE VALLEY, LLC,**
A DELAWARE LIMITED LIABILITY COMPANY

the following described property in the Town of **APPLE VALLEY**, County of **SAN BERNARDINO** State of California;
APN #0463-213-05:

**THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH,
RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF
SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.**

APN #0463-213-33,34,35,36:

**PARCELS 1,2,3 AND 4 OF PARCEL MAP 10410 AS RECORDED IN PARCEL MAP BOOK 122, PAGES 93 AND
94, RECORDS OF SAID COUNTY.**

Document Date: February 8, 2007

CARL E. ROSS

GRANT DEED CONTINUED ON NEXT PAGE

Mail Tax Statements to: SAME AS ABOVE

A.P.N.: 0463-213-03,05,29,33,34,35,36

CONTINUATION OF GRANT DEED

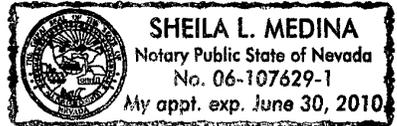
STATE OF ^{Nevada} CALIFORNIA)
COUNTY OF Clark)

On May 8, 2007 before me, Sheila L. Medina xxxxx
Notary Public, personally appeared CARL E. ROSS xxxxxxxxxxxx.

personally known to me (or 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.

WITNESS my hand and official seal.

Signature Sheila L. Medina



This area for official notarial seal.

FIRST AMERICAN TITLE INSURANCE COMPANY



DENNIS DRAEGER
ASSESSOR - RECORDER - CLERK
691 First American

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Mr. Carl Ross
7850 S. Dean Martin Drive, Suite 502
Las Vegas, Nevada 89139

Doc #: 2013-0171333



Titles: 1	Pages: 7
Fees	63.00
Taxes	** Conf **
Other	.00
PAID	63.00

MAIL TAX STATEMENT TO:

Mr. Carl Ross
7850 S. Dean Martin Drive, Suite 502
Las Vegas, Nevada 89139

(Space Above Line for Recorder's Use Only)

APNs: 0463-201-34, 0463-201-42, 0463-201-56, 0463-213-03, 0463-213-05, 0463-213-07, 0463-213-08, 0463-213-09, 0463-213-29, 0463-213-33, 0463-213-34, 0463-213-35, 0463-213-36, 0463-214-06, 0463-214-07, 0463-214-08, 0463-214-09 and 0463-214-26

Not of public record

GRANT DEED

In accordance with Section 11932 of the California Revenue and Taxation Code, Grantor has declared the amount of the transfer tax which is due by a separate statement that is not being recorded with this Grant Deed.

FOR VALUE RECEIVED, FR/CAL 3 APPLE VALLEY, LLC, a Delaware limited liability company ("Grantor"), grants to Carl E. Ross, as Trustee of the Carl E. Ross Living Trust dated May 23, 1991, as to an undivided 52% interest, Carl E. Ross, as Trustee of the Safari Ross Family Trust dated June 10, 2004, as to an undivided 24% interest, and Carl E. Ross, as Trustee of the Remington Ross Family Trust dated June 10, 2004, as to an undivided 24% interest, as tenants in common (collectively, "Grantee"), all that certain real property situated in the City of Apple Valley, County of San Bernardino, State of California, described on Exhibit A attached hereto and by this reference incorporated herein (the "Property").

SUBJECT TO the following:

- (a) All liens, encumbrances, easements, covenants, conditions, restrictions and other matters of record;
- (b) All matters which a correct survey of the Property would disclose;
- (c) All matters which could be ascertained by a physical inspection of the Property;
- (d) Interests of parties in possession;

MAIL TAX STATEMENT TO
RETURN ADDRESS ABOVE

(e) Any and all liens not yet delinquent for real property and personal property taxes and for general and special assessments against the Property; and

(f) Building and zoning ordinances and regulations and any other laws, ordinances, or governmental regulations restricting, regulating or relating to the use, occupancy or enjoyment of the Property.

***[Remainder of page intentionally left blank,
signatures commence on following page]***

EXHIBIT A
LEGAL DESCRIPTION
[SEE ATTACHED]

Exhibit "A"

LEGAL DESCRIPTION

Real property in the Town of Apple Valley, County of San Bernardino, State of California, described as follows:

PARCEL A:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

EXCEPTING THEREFROM THE INTEREST IN THE SOUTH 40 FEET OF SAID LAND WHICH WAS GRANTED FOR HIGHWAY PURPOSES TO THE COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA BY DEED RECORDED AUGUST 19, 1957, IN BOOK 4305, PAGE 457, OFFICIAL RECORDS.

PARCEL B:

THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER, AND THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

EXCEPTING THEREFROM ONE-HALF OF ONE-SIXTH OF ALL OIL, GAS AND OTHER MINERAL DEPOSITS IN THE LAND SO PATENTED, TOGETHER WITH THE RIGHT TO PROTECT FOR, MINE AND REMOVE THE SAME, AS RESERVED IN THE DEED RECORDED SEPTEMBER 15, 1924, IN BOOK 872, PAGE 1 OF DEEDS.

PARCEL C:

THE LAND AS SHOWN ON THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. DN107-09 EVIDENCED BY DOCUMENT RECORDED JUNE 5, 2009 AS INSTRUMENT NO. 2009-0245866 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED IN THE DOCUMENT AS FOLLOWS:

ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO GOVERNMENT SURVEY, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 14, LYING SOUTH 01° 02' 06" EAST, 297.01 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 14;

THENCE NORTH 89° 21' 16" EAST, A DISTANCE OF 2449.92 FEET;

THENCE SOUTH 00° 47' 12" EAST, A DISTANCE OF 61.00 FEET;

THENCE NORTH 89° 21' 16" EAST, A DISTANCE OF 192.00 FEET TO THE POINT OF TERMINATION ON THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 14, SAID POINT LIES SOUTH 00° 47' 12" EAST, 358.00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 14.

PARCEL D:

THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

PARCEL E:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF APPLE VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL F:

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL G:

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

PARCEL H:

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN.

EXCEPTING THEREFROM A NON-EXCLUSIVE EASEMENT OF 30 FEET ALONG THE SOUTHERLY AND EASTERLY BOUNDARIES FOR INGRESS AND EGRESS AND ALSO EXCEPTING THEREFROM A NON-EXCLUSIVE EASEMENT OF 15 FEET ALONG THE WESTERLY BOUNDARY FOR INGRESS AND EGRESS.

PARCEL I:

PARCEL 1 OF PARCEL MAP 8448, AS RECORDED IN PARCEL MAP BOOK 87, PAGE 75, RECORDS OF SAN BERNARDINO COUNTY.

PARCEL J:

PARCELS 1, 2, 3, AND 4 OF PARCEL MAP 10410 AS RECORDED IN PARCEL MAP BOOK NO. 122, PAGES 93 AND 94, RECORDS OF SAID COUNTY.

PARCEL K:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL L:

THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL M:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL N:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL O:

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE EXTERIOR BOUNDARIES OF PARCEL MAP 14418, AS SHOWN BY MAP ON FILE IN BOOK 181 PAGES 84 AND 85 OF PARCEL MAPS, IN THE OFFICE OF SAID COUNTY RECORDER.

SAID LEGAL DESCRIPTION IS PURSUANT TO THAT CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 4, 1996 AS INSTRUMENT NO. 96-445548, OFFICIAL RECORDS.

APN: 0463-201-34-0-000 (Affects : Parcel A); 0463-201-42-0-000 (Affects : Parcel B); 0463-201-56-0-000 (Affects : Parcel C); 0463-213-03-0-000 (Affects : Parcel D); 0463-213-05-0-000 (Affects : Parcel E); 0463-213-07-0-000 (Affects : Parcel F); 0463-213-08-0-000 (Affects : Parcel G); 0463-213-09-0-000 (Affects : Parcel H); 0463-213-29-0-000 (Affects Parcel I); 0463-213-33-0-000 (Affects : A portion of Parcel J); 0463-213-34-0-000 (Affects : A portion of Parcel J); 0463-213-35-0-000 (Affects : A portion of Parcel J); 0463-213-36-0-000 (affects : A portion of Parcel J); 0463-214-06-0-000 (Affects : Parcel K); 0463-214-07-0-000 (Affects : Parcel L); 0463-214-08-0-000 (Affects : Parcel M); 0463-214-09-0-000 (Affects : Parcel N) and 0463-214-26-0-000 (Affects : Parcel O)



First American Title™

San Bernardino County

1855 W. Redlands Boulevard, Suite 100 · Redlands, CA 92373
PHONE 909.381.6411

ADDRESS

NAVAJO RD

APPLE VALLEY, CA 92307

APN

0463-213-07-0000

Property Detail Report

Navajo Rd, Apple Valley, CA 92307

APN: 0463-213-07-0000

San Bernardino County Data as of: 07/22/2021

Owner Information

Owner Name: Ross Carl E Living Trust / 91 / Safari Ross Family Trust / 04
Vesting: Living Trust
Mailing Address: 7850 Dean Martin Dr #502, Las Vegas, NV 89139-6606
Occupancy: Absentee Owner

Location Information

Legal Description: S 1/2 Ne 1/4 Ne 1/4 Se 1/4 Sec 16 Tp 6N R 3W 5 Ac
County: San Bernardino, CA
APN: 0463-213-07-0000 Alternate APN: 0463-213-07-0000 Census Tract / Block: 009714 / 1024
Munic / Twnshp: Hesperia Twnshp-Rng-Sec: 06N-03W-16 Legal Lot / Block:
Subdivision: Tract #: Legal Book / Page: 0463 / 213
Neighborhood: School District: Apple Valley Unified School District
Elementary School: Sycamore Rocks Ele... Middle School: Phoenix Academy High School: Granite Hills High...
Latitude: 34.60683 Longitude: -117.19026

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 04/25/2013 / 04/25/2013 Price: \$7,100,000 Transfer Doc #: 2013.171333
Buyer Name: Ross Carl E Living Trust Seller Name: FR / Cal 3 Apple Valley Deed Type: Grant Deed
LLC

Last Market Sale

Sale / Rec Date: 04/25/2013 / 04/25/2013 Sale Price / Type: \$7,100,000 / Full Value Deed Type: Grant Deed
Multi / Split Sale: Y Price / Sq. Ft.: New Construction:
1st Mtg Amt / Type: 1st Mtg Rate / Type: 1st Mtg Doc #: N/A
2nd Mtg Amt / Type: 2nd Mtg Rate / Type: Sale Doc #: 2013.171333
Seller Name: FR / Cal 3 Apple Valley LLC Title Company: First American Tit...
Lender:

Prior Sale Information

Sale / Rec Date: Sale Price / Type: Prior Deed Type:
1st Mtg Amt / Type: 1st Mtg Rate / Type: Prior Sale Doc #: N/A
Prior Lender:

Property Characteristics

Gross Living Area: Total Rooms: 0 Year Built / Eff:
Living Area: Bedrooms: Stories:
Total Adj. Area: Baths (F / H): Parking Type:
Above Grade: Pool: Garage #:
Basement Area: Fireplace: Garage Area:
Style: Cooling: Porch Type:
Foundation: Heating: Patio Type:
Quality: Exterior Wall: Roof Type:
Condition: Construction Type: Roof Material:

Site Information

Land Use: Vacant Land (NEC) Lot Area: 217,800 Sq. Ft. Zoning:
State Use: Lot Width / Depth: # of Buildings: 2
County Use: 0000 - Vacant Land Usable Lot: Res / Comm Units:
Site Influence: Type Unknown Acres: 5.0 Water / Sewer Type: / No
Flood Zone Code: D Flood Map #: 06071C5830H Flood Map Date: 08/28/2008
Community Name: Town Of Apple Valley Flood Panel #: 5830H Inside SFHA: False

Tax Information

Assessed Year: 2021 Assessed Value: \$96,701 Market Total Value:
Tax Year: 2020 Land Value: \$96,701 Market Land Value:
Tax Area: 021-027 Improvement Value: Market Imprv Value:
Property Tax: \$1,250.26 Improved %: Market Imprv %:
Exemption: Delinquent Year:

Sales Comparables

Navajo Rd, Apple Valley, CA 92307

APN: 0463-213-07-0000

San Bernardino County Data as of: 07/22/2021

Subject Property

Navajo Rd, Apple Valley, CA 92307

Sale Price / Type:	\$7,100,000 / Full Value	Lot Area:	217,800 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	04/25/2013 / 04/25/2013	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$96,701	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	5.00	Roof Material:	
Owner Name:	Ross Carl E Living Trust / 91 / Safari Ross Family Trust / 04	Cooling:		Prior Sale Price:	
Mailing Address:	7850 Dean Martin Dr #502, Las Vegas, NV 89139-6606	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	
APN:	0463-213-07-0000	Flood Zone Code:	D	Prior Sale Doc #:	
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Search Criteria

# Months Back:	12	Distance From Subject:	5 mi
Living Area	35.0 +/-	Land Use:	Same As Subject
Difference:			

20 Comparable Properties Found

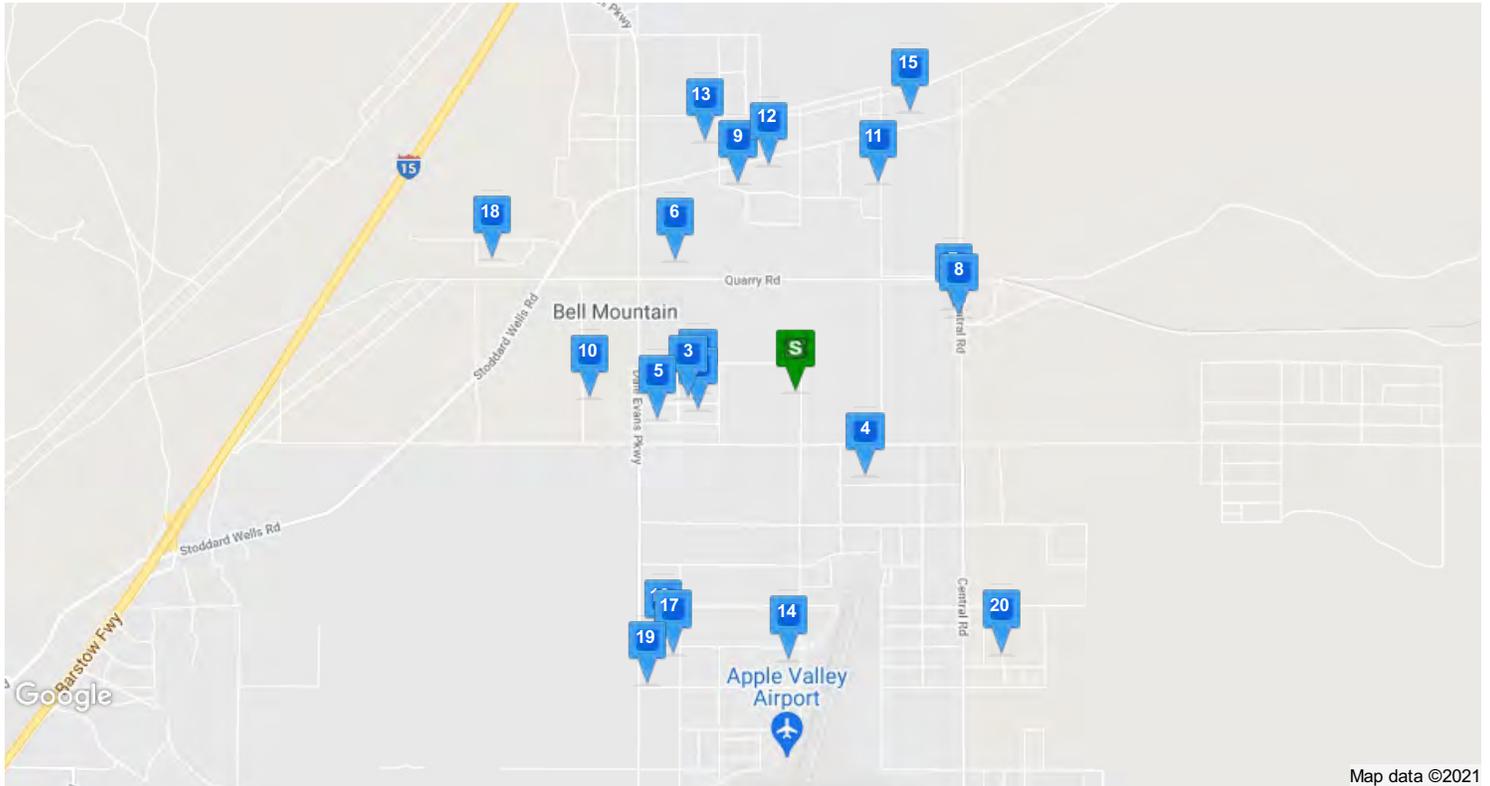
COMPARABLE PROPERTY SUMMARY				
	Subject	Low	Average	High
Price	\$7,100,000	\$18,000	\$178,350	\$1,350,000
Living Area		0	0	0
Price / Sq. Ft.				
Bedrooms		0	0	0
Baths		0	0	0
Lot Area	217,800 Sq. Ft.	77,046 Sq. Ft.	261,131 Sq. Ft.	1,089,000 Sq. Ft.
Stories				
Year Built				
Distance		0.61 mi	1.35 mi	2.13 mi

Sales Comparables

Navajo Rd, Apple Valley, CA 92307

APN: 0463-213-07-0000

San Bernardino County Data as of: 07/22/2021



Subject Property Comparables

COMPARABLES

#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.61		Doberman St, Apple Valley, CA 92307	07/22/2020	\$72,000						189,486	
2	0.63			06/03/2021	\$95,000						99,317	
3	0.68		Doberman St, Apple Valley, CA 92307	07/23/2020	\$38,000						89,135	
4	0.74		Needham Ave, Apple Valley, CA 92307	07/22/2021	\$1,350,000						871,200	
5	0.89		Shepherd St, Apple Valley, CA 92307	10/07/2020	\$195,000						94,089	
6	1.06			04/01/2021	\$411,500						628,571	
7	1.08			04/19/2021	\$52,000						202,554	
8	1.09			06/29/2021	\$18,000						92,782	
9	1.27			05/24/2021	\$20,000						100,188	
10	1.29			07/12/2021	\$25,000						154,202	
11	1.32		Kimshew Rd, Apple Valley, CA 92307	02/18/2021	\$45,000						382,021	

12	1.34	Stoddard Wells Rd, Apple Valley, CA 92307	07/17/2020	\$20,000	77,046
13	1.58		03/08/2021	\$19,000	114,563
14	1.73	Altadena St, Apple Valley, CA 92307	05/04/2021	\$39,000	217,800
15	1.81	Colusa Rd, Apple Valley, CA 92307	04/27/2021	\$85,000	108,900
16	1.83		02/12/2021	\$100,000	422,532
17	1.86		07/13/2021	\$525,000	1,089,000
18	2.03		03/17/2021	\$375,000	101,495
19	2.10	Dale Evans Pkwy, Apple Valley, CA 92307	08/18/2020	\$52,500	92,347
20	2.13		12/11/2020	\$30,000	95,396

L: Listed R: REO RS: REO Sale SS: Short Sale D: Default A: Auction

Comp #1 - 0.61 Miles From Subject**Doberman St, Apple Valley, CA 92307**

Sale Price / Type:	\$72,000 /	Lot Area:	189,486 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	07/22/2020 / 08/10/2020	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$72,000	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	4.35	Roof Material:	
Owner Name:	Balleras Julio M / Balleras Minsuela S	Cooling:		Prior Sale Price:	\$60,000
Mailing Address:	128 E 220th St, Carson, CA 90745-3005	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	06/07/1990
APN:	0463-461-13-0000	Flood Zone Code:	D	Prior Sale Doc #:	1990.224193
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #2 - 0.63 Miles From Subject

Sale Price / Type:	\$95,000 /	Lot Area:	99,317 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	06/03/2021 / 06/15/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$46,800	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.28	Roof Material:	
Owner Name:	Edu Rosita S / Edu JR Alberto	Cooling:		Prior Sale Price:	\$140,000
Mailing Address:	219 W 233rd St, Carson, CA 90745-5208	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	09/23/2004
APN:	0463-221-06-0000	Flood Zone Code:	D	Prior Sale Doc #:	2004.694517
Subdivision:					
Census Tct / Blk:					
1st Mtg / Type:					
Res / Comm Units:					

Comp #3 - 0.68 Miles From Subject**Doberman St, Apple Valley, CA 92307**

Sale Price / Type:	\$38,000 /	Lot Area:	89,135 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	07/23/2020 / 08/11/2020	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$38,000	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.05	Roof Material:	
Owner Name:	Baliteras Julio M / Balleras Minsuela S	Cooling:		Prior Sale Price:	\$25,000
Mailing Address:	128 E 220th St, Carson, CA 90745-3005	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	09/11/1990
APN:	0463-461-12-0000	Flood Zone Code:	D	Prior Sale Doc #:	1990.361234
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #4 - 0.74 Miles From Subject**Needham Ave, Apple Valley, CA 92307**

Sale Price / Type:	\$1,350,000 /	Lot Area:	871,200 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	07/22/2021 / 07/22/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$31,702	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	20.00	Roof Material:	
Owner Name:	Boyd Katte	Cooling:		Prior Sale Price:	
Mailing Address:	33 Gristmill Dr, Stafford, VA 22554-8505	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	
APN:	0463-232-04-0000	Flood Zone Code:	D	Prior Sale Doc #:	
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #5 - 0.89 Miles From Subject**Shepherd St, Apple Valley, CA 92307**

Sale Price / Type:	\$195,000 /	Lot Area:	94,089 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	10/07/2020 / 10/15/2020	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$41,000	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.16	Roof Material:	
Owner Name:	Balleras Jennifer S / Varghese Lizy K	Cooling:		Prior Sale Price:	\$22,500
Mailing Address:	128 E 220th St, Carson, CA 90745-3005	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	04/24/1991
APN:	0463-221-15-0000	Flood Zone Code:	D	Prior Sale Doc #:	1991.137431
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #6 - 1.06 Miles From Subject

Sale Price / Type:	\$411,500 /	Lot Area:	628,571 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	04/01/2021 / 04/02/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$39,580	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	14.43	Roof Material:	
Owner Name:	Cooley Scott M / Scott M Cooley 1997 Trust	Cooling:		Prior Sale Price:	\$100,000
Mailing Address:	15900 Kennedy Rd, Los Gatos, CA 95032-6531	Fireplace:		Prior Sale Date:	02/12/2021
County:	San Bernardino	Parking Type:		Prior Rec Date:	02/26/2021
APN:	0463-071-13-0000	Flood Zone Code:	D	Prior Sale Doc #:	2021.92519
Subdivision:					
Census Tct / Blk:					
1st Mtg / Type:					
Res / Comm Units:					

Comp #7 - 1.08 Miles From Subject

Sale Price / Type:	\$52,000 /		
Sale / Rec Date:	04/19/2021 / 04/20/2021		
Year Built / Eff:		Lot Area:	202,554 Sq. Ft.
Assessed Value:	\$12,672	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Snipe Equipment LLC		
Mailing Address:			
County:	San Bernardino	Zoning:	
APN:	0463-471-14-0000	Acres:	4.65
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Bedrooms:	0
		Baths (F / H):	0 / 0
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	
		Prior Sale Date:	
		Prior Rec Date:	
		Prior Sale Doc #:	

Comp #8 - 1.09 Miles From Subject

Sale Price / Type:	\$18,000 /		
Sale / Rec Date:	06/29/2021 / 07/22/2021		
Year Built / Eff:		Lot Area:	92,782 Sq. Ft.
Assessed Value:	\$27,606	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Bailey Real Estate Investments LLC		
Mailing Address:	3141 Stevens Creek Blvd, San Jose, CA 95117-1141		
County:	San Bernardino	Zoning:	
APN:	0463-471-16-0000	Acres:	2.13
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Bedrooms:	0
		Baths (F / H):	0 / 0
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	
		Prior Sale Date:	
		Prior Rec Date:	02/13/1989
		Prior Sale Doc #:	1989.51717

Comp #9 - 1.27 Miles From Subject

Sale Price / Type:	\$20,000 /		
Sale / Rec Date:	05/24/2021 / 07/07/2021		
Year Built / Eff:		Lot Area:	100,188 Sq. Ft.
Assessed Value:	\$24,024	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Matins Fernando Torres / Bravo Marilu Maya		
Mailing Address:	10767 Hemlock Ave, Hesperia, CA 92345-2414		
County:	San Bernardino	Zoning:	
APN:	0463-421-10-0000	Acres:	2.30
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Bedrooms:	0
		Baths (F / H):	0 / 0
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$15,000
		Prior Sale Date:	
		Prior Rec Date:	06/08/1993
		Prior Sale Doc #:	1993.242936

Comp #10 - 1.29 Miles From Subject

Sale Price / Type:	\$25,000 /		
Sale / Rec Date:	07/12/2021 / 07/22/2021		
Year Built / Eff:		Lot Area:	154,202 Sq. Ft.
Assessed Value:	\$20,064	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Moridi Kambiz / The Family Trust Of Kambz Moridi		Bedrooms:
Mailing Address:	17458 Blivewater Ct #40354, Riverside, CA 92503		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0472-292-27-0000	Zoning:	Stories:
Subdivision:		Acres:	3.54
Census Tct / Blk:		Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$81,000
		Flood Zone Code:	D
			Prior Sale Date:
			12/04/1997
			Prior Sale Doc #:
			1997.444958

Comp #11 - 1.32 Miles From Subject**Kimshew Rd, Apple Valley, CA 92307**

Sale Price / Type:	\$45,000 /		
Sale / Rec Date:	02/18/2021 / 04/16/2021		
Year Built / Eff:		Lot Area:	382,021 Sq. Ft.
Assessed Value:	\$20,611	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Moreno Jesus / Sanchez Teresa		Bedrooms:
Mailing Address:	4080 W 1st St #227, Santa Ana, CA 92703-4081		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-092-47-0000	Zoning:	Stories:
Subdivision:		Acres:	8.77
Census Tct / Blk:	009714 / 1024	Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$20,000
		Flood Zone Code:	D
			Prior Sale Date:
			04/16/2019
			Prior Rec Date:
			05/29/2019
			Prior Sale Doc #:
			2019.172064

Comp #12 - 1.34 Miles From Subject**Stoddard Wells Rd, Apple Valley, CA 92307**

Sale Price / Type:	\$20,000 /		
Sale / Rec Date:	07/17/2020 / 08/14/2020		
Year Built / Eff:		Lot Area:	77,046 Sq. Ft.
Assessed Value:	\$20,000	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Cristobal Fe A		Bedrooms:
Mailing Address:	11144 Louise Ave, Granada Hills, CA 91344-4103		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-061-29-0000	Zoning:	Stories:
Subdivision:		Acres:	1.77
Census Tct / Blk:	009714 / 1024	Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$26,000
		Flood Zone Code:	D
			Prior Sale Date:
			12/30/1998
			Prior Sale Doc #:
			1998.557658

Comp #13 - 1.58 Miles From Subject

Sale Price / Type:	\$19,000 /		
Sale / Rec Date:	03/08/2021 / 04/02/2021		
Year Built / Eff:		Lot Area:	114,563 Sq. Ft.
Assessed Value:	\$4,407	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Flores Carlos Hernandez / Flores Fransisco Hernandez		Bedrooms:
Mailing Address:	3834 E 6th St, Los Angeles, CA 90023-1808		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-041-22-0000	Zoning:	Stories:
Subdivision:		Acres:	2.63
Census Tct / Blk:		Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$9,500
		Flood Zone Code:	D
			Prior Sale Date:
			10/04/1990
			Prior Sale Doc #:
			1990.396650

Comp #14 - 1.73 Miles From Subject**Altadena St, Apple Valley, CA 92307**

Sale Price / Type:	\$39,000 /		
Sale / Rec Date:	05/04/2021 / 05/06/2021		
Year Built / Eff:		Lot Area:	217,800 Sq. Ft.
Assessed Value:	\$81,167	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Harrison Michael / Harrison Lisette		Bedrooms:
Mailing Address:	3535 Inland Empire Blvd, Ontario, CA 91764-4908		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-371-16-0000	Zoning:	Stories:
Subdivision:		Acres:	5.00
Census Tct / Blk:	009714 / 1024	Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$15,000
		Flood Zone Code:	D
			Prior Sale Date:
			09/04/1986
			Prior Sale Doc #:
			1986.254178

Comp #15 - 1.81 Miles From Subject**Colusa Rd, Apple Valley, CA 92307**

Sale Price / Type:	\$85,000 /		
Sale / Rec Date:	04/27/2021 / 06/17/2021		
Year Built / Eff:		Lot Area:	108,900 Sq. Ft.
Assessed Value:	\$4,800	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Arana Allan Roga / Arana Charmaine A		Bedrooms:
Mailing Address:	3823 S Maryland Pkwy #N5, Las Vegas, NV 89119-7543		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-081-13-0000	Zoning:	Stories:
Subdivision:		Acres:	2.50
Census Tct / Blk:	009714 / 1024	Cooling:	Roof Material:
1st Mtg / Type:	\$42,500 /	Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$22,000
		Flood Zone Code:	D
			Prior Sale Date:
			03/09/2011
			Prior Rec Date:
			03/30/2011
			Prior Sale Doc #:
			2011.127708

Comp #16 - 1.83 Miles From Subject

Sale Price / Type:	\$100,000 /		
Sale / Rec Date:	02/12/2021 / 02/26/2021		
Year Built / Eff:		Lot Area:	422,532 Sq. Ft.
Assessed Value:	\$40,945	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	M4gc Inc		
Mailing Address:	72380 Tanglewood Ln, Rancho Mirage, CA 92270-4050		
County:	San Bernardino	Zoning:	
APN:	0463-371-04-0000	Acres:	9.70
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Bedrooms:	0
		Baths (F / H):	0 / 0
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	
		Prior Sale Date:	
		Prior Rec Date:	03/27/2002
		Prior Sale Doc #:	2002.150413

Comp #17 - 1.86 Miles From Subject

Sale Price / Type:	\$525,000 /		
Sale / Rec Date:	07/13/2021 / 07/16/2021		
Year Built / Eff:		Lot Area:	1,089,000 Sq. Ft.
Assessed Value:	\$102,582	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Deaguier Tony R / Deaguier Jodie K		
Mailing Address:	5486 Industrial Pkwy, San Bernardino, CA 92407-1855		
County:	San Bernardino	Zoning:	
APN:	0463-371-05-0000	Acres:	25.00
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Bedrooms:	0
		Baths (F / H):	0 / 0
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	
		Prior Sale Date:	
		Prior Rec Date:	
		Prior Sale Doc #:	

Comp #18 - 2.03 Miles From Subject

Sale Price / Type:	\$375,000 /		
Sale / Rec Date:	03/17/2021 / 06/17/2021		
Year Built / Eff:		Lot Area:	101,495 Sq. Ft.
Assessed Value:	\$25,700	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Thurner Galen		
Mailing Address:	38759 Valle Vis, Murrieta, CA 92562-9321		
County:	San Bernardino	Zoning:	
APN:	0472-285-12-0000	Acres:	2.33
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Bedrooms:	0
		Baths (F / H):	0 / 0
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$115,000
		Prior Sale Date:	12/08/2005
		Prior Rec Date:	12/12/2005
		Prior Sale Doc #:	2005.942724

Comp #19 - 2.10 Miles From Subject**Dale Evans Pkwy, Apple Valley, CA 92307**

Sale Price / Type:	\$52,500 /	Lot Area:	92,347 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	08/18/2020 / 09/01/2020	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$52,500	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.12	Roof Material:	
Owner Name:	Balleras Julio M / Balleras Misuela	Cooling:		Prior Sale Price:	
Mailing Address:	128 E 220th St, Carson, CA 90745-3005	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	12/09/1998
APN:	0463-371-41-0000	Flood Zone Code:	D	Prior Sale Doc #:	1998.523336
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #20 - 2.13 Miles From Subject

Sale Price / Type:	\$30,000 /	Lot Area:	95,396 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	12/11/2020 / 01/04/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$20,372	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.19	Roof Material:	
Owner Name:	Maurer Paul F / Maurer Secora	Cooling:		Prior Sale Price:	\$45,000
Mailing Address:	Po Box 3211, Huntington Beach, CA 92605-3211	Fireplace:		Prior Sale Date:	06/26/2008
County:	San Bernardino	Parking Type:		Prior Rec Date:	09/19/2008
APN:	0463-292-05-0000	Flood Zone Code:	D	Prior Sale Doc #:	2008.424888
Subdivision:					
Census Tct / Blk:					
1st Mtg / Type:					
Res / Comm Units:					

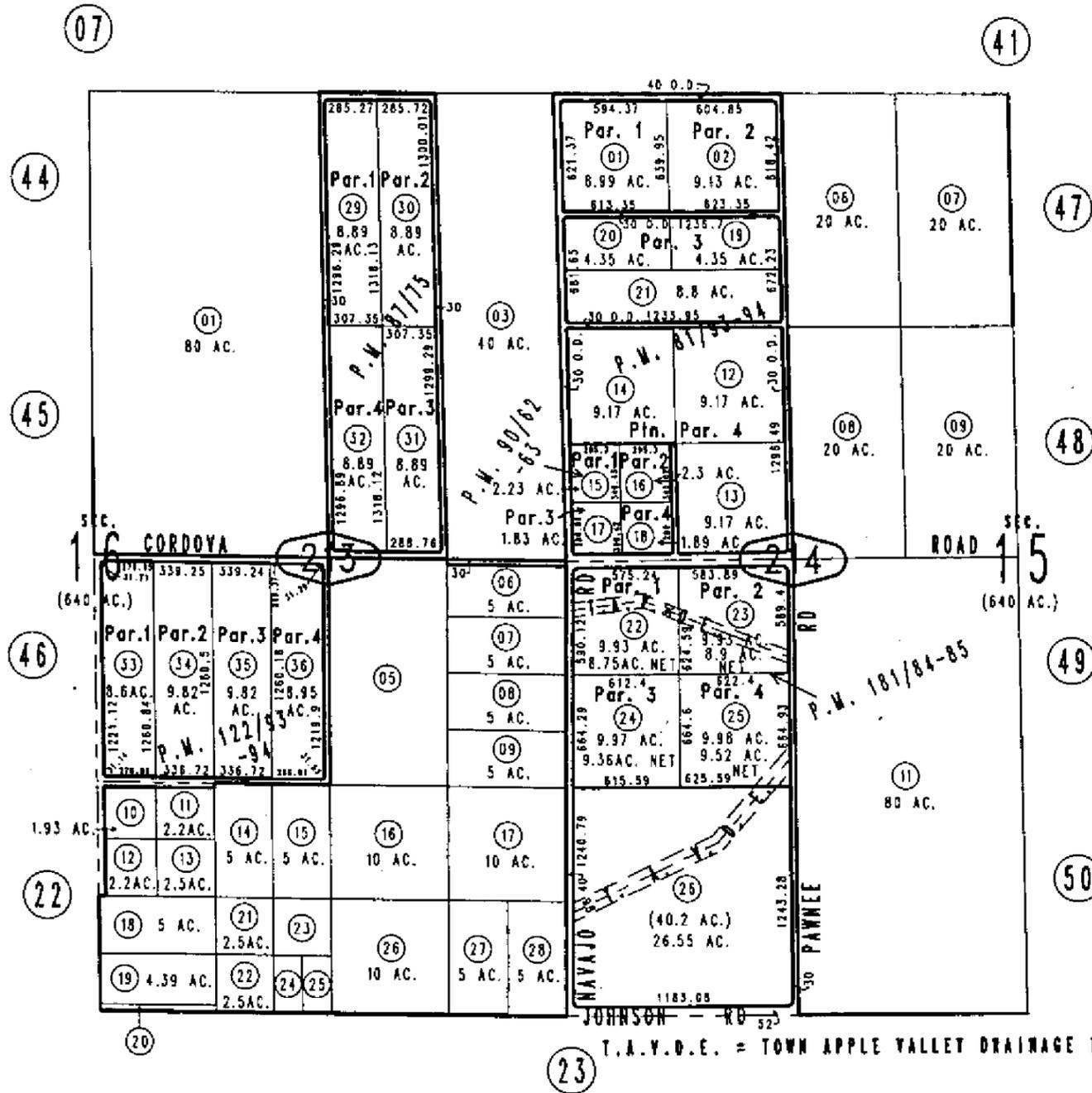
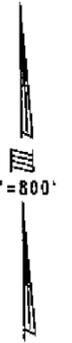
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THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Sec.15&16, T.6N.,R.3W., S.B.B.&M.

City of Apple Valley 0463-21
Tax Rate Area
21027



Parcel Map No. 14418, P.M. 181/84-85
 Parcel Map No. 10410, P.M. 122/93-94
 Parcel Map No. 8585, P.M. 90/62-63
 Parcel Map No. 8448, P.M. 87/75
 Pln. Parcel Map No. 7960, P.M. 81/93-94

June 2004

Assessor's Map
 Book 0463 Page 21
 San Bernardino County

REVISED

+ FIRST AMERICAN TITLE, 1SB,
AD08

SAN BERNARDINO, CA

08/05/2021 08:30PM IXQT

PAGE 1 OF 1

SAN BERNARDINO 2020-21 TAX
ROLL

ORDER SEARCH RESULTS

ORDER: 0000000

TOF: 0

COMMENT:

PAYMENTS AS OF 07/16/2021
SEARCH PARAMETERS

ENTERED APN: 0463-213-07-0-000

✓ APN: 0463-213-07-0-000 BILL: 20200411735 DATE: 09/22/2020

TRA: 021027 - TOWN OF APPLE VALLEY ACQ DATE: 04/25/2013 DOC#: 2013-171333
LEGAL: S 1/2 NE 1/4 NE 1/4 SE 1/4 SEC 16 TP 6N R 3W 5 AC
SITUS: NAVAJO RD APPLE VALLEY CA 92307
MAIL: 7850 S DEAN MARTIN DR #502 LAS VEGAS NV 89139
FOR 2020-21 TAX YEAR

ASSESSED OWNER(S) 2020-21 ASSESSED VALUES

ROSS CARL E LIVING TRUST 5/23/91 LAND 95,709
SAFARI ROSS FAMILY TRUST 6/10/04

TAXABLE 95,709

2020-21 TAXES	1ST INST	2ND INST	TOTAL TAX
STATUS	PAID	PAID	
PAYMENT DATE	12/08/2020	04/12/2021	
DELINQUENT DATE	12/10/2020	04/12/2021	
INSTALLMENT	625.16	625.10	1,250.26
PENALTY	62.52	72.51	135.03
BALANCE DUE	0.00	0.00	0.00

WARNINGS AND/OR COMMENTS

** NO BONDS OR PRIOR YEAR DELQ TAXES **

ASSESSMENT DETAIL

FUND	TYPE	AMOUNT	DESCRIPTION OF ASSESSMENT(S)
WF01-SP03	FIRE SUPR	86.55	APPLE VALLEY FIRE SUPP
		86.55	TOTAL OF SPECIAL ASSESSMENTS

ADDITIONAL PROPERTY INFORMATION

TAX CODE: 1 COUNTY USE CODE: 0000 VESTING: TC
TAX RATE: 1.048400%
STANDARD LAND USE: VACANT LAND (NEC)

CONDITIONS, DISCLAIMERS AND EXCLUSIONS:

This Tax Certificate/Tax Order Report does not constitute a report on or certification of: (1) mineral (productive and/or non-productive) taxes or leases; (2) personal property taxes; or (3) other non ad valorem taxes (such as paving liens, stand-by charges or maintenance assessments).

Data Trace Information Services LLC ("Data Trace") may have warranted the accuracy of this Tax Certificate/Tax Order Report to its customer (the "Data Trace Customer") pursuant to the terms and conditions of a written tax service agreement between Data Trace and said Data Trace Customer (the "Tax Service Agreement"). Any such warranty (hereinafter, "Data Trace Customer Warranty") does not: (a) extend to a third party bearer of this Tax Certificate/Tax Order Report; (b) cover any changes made to the records of the taxing authority after the "payments as of," "paid," or "payment" dates delineated above; and (c) cover any invalid tax information shown on the records of the taxing authority or resulting from an error by the Data Trace Customer (including, without limitation, submission of incorrect property information by said Data Trace Customer). DATA TRACE MAKES NO WARRANTIES (EXPRESS OR IMPLIED) WITH RESPECT TO THIS TAX CERTIFICATE/TAX ORDER REPORT OTHER THAN (WHERE APPLICABLE) THE DATA TRACE CUSTOMER WARRANTY. Any and all claims under a Data Trace Customer Warranty must be submitted to Data Trace by the corresponding Data Trace Customer and are subject to the terms and conditions set forth in the pertinent Tax Service Agreement (including, without limitation, the filing deadlines applicable to such claims). In some jurisdictions Data Trace's validation of a Tax Certificate/Tax Order Report is required to activate a Data Trace Customer Warranty.

END OF SEARCH

RECORDING REQUESTED BY
CHICAGO TITLE COMPANY

AND WHEN RECORDED MAIL TO

MAIL TAX STATEMENTS TO

JEREMY SCHMIDT
14369 PARK AVE., SUITE 200
VICTORVILLE, CALIFORNIA 92392



LARRY WALKER
Auditor/Controller - Recorder

719 Chicago Title Company

Doc #: 2008-0203592



Titles: 1 Pages: 2
Fees 22.00
Taxes ** Conf **
Other .00
PAID 22.00

Escrow No. 77019785 - F70
Order No. 77019785 - E53

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

Assessor's Parcel No:
0463-213-07

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS

- unincorporated area
- City of APPLE VALLEY
- computed on the full value of the interest or property conveyed, or is
- computed on the full value less the value of liens or encumbrances remaining at time of sale, and

NOT OF PUBLIC RECORD

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
HELENA SUE SCHULER, TRUSTEE OF THE HELENA SUE SCHULER SURVIVOR'S TRUST, CREATED ON
MARCH 4, 2000 UNDER THE FRANCIS MATTHEW SCHULER AND HELENA SUE SCHULER FAMILY TRUST
DATED JULY 2, 1991

hereby GRANT(S) to
~~HELENA SUE SCHULER~~

BRONER LLC

the following described real property in the City of APPLE VALLEY
County of SAN BERNARDINO, State of California:

AS MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO.

Dated October 19, 2007

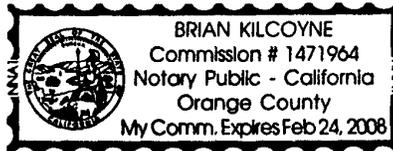
THE HELENA SUE SCHULER SURVIVOR'S TRUST

STATE OF California
COUNTY OF Orange } SS.
On 29 October 2007 before me,

Helena Sue Schuler, Trustee
HELENA SUE SCHULER, TRUSTEE

Brian Kilcoyne
a Notary Public in and for said County and State, personally appeared
Helena Sue Schuler

~~personally known to me~~ (or 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.



WITNESS my hand and official seal.

Brian Kilcoyne
Signature of Notary

2/24/08
Date My Commission Expires

FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name Street Address City, State & Zip

EXHIBIT A

SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEROF.



LARRY WALKER
Auditor/Controller - Recorder

771 Document Processing Solutions

RECORDING REQUESTED BY
First American Title Company

**AND WHEN RECORDED MAIL DOCUMENT
AND TAX STATEMENT TO:**

FR/Cal 3 Apple Valley, LLC
c/o Barack Ferrazzano Kirschbaum
200 West Wacker Drive, Suite 3900
Chicago, IL 60606
Attn: Kathy Zambrano

Doc#: 2008-0367911



Titles:	1	Pages:	3
Fees	25.00		
Taxes	** Conf **		
Other	0.00		
PAID	\$25.00		

Space Above This Line for Recorder's Use Only

17CB-353930-21

A.P.N.: 0463-213-07

File No.: RRI-3077052 (db)

TRA 021021

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$not of public record

- 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 , and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Broner, LLC, a California limited liability company**

hereby GRANTS to **FR/Cal 3 Apple Valley, LLC, a Delaware limited liability company**

the following described property in the unincorporated area of the County of **San Bernardino**, State of **California**:

The South 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 16, Township 6 North Range 3 West, San Bernardino Base and Meridian, in the County of San Bernardino, State of California, according to the Official Plat thereof.

Dated: 08/08/2008

Broner, LLC, a California limited liability company

[Handwritten signature of Jeremy G. Schmidt]

By: Jeremy G. Schmidt, Managing Member

[Handwritten signature of Robert J. Kurth]

By: Robert J. Kurth, Co-Managing Member

STATE OF California)SS
COUNTY OF San Bernardino)

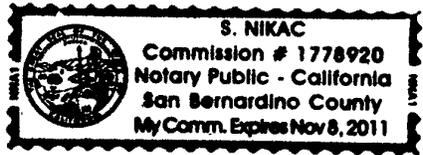
On August 11, 2008, before me, S. NIKAC, Notary Public, personally appeared Robert Kurth and Jeremy Schmidt

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.

Signature [Handwritten signature]



My Commission Expires: 11/8/11

This area for official notarial seal

Notary Name: S. NIKAC
Notary Registration Number: 1778920

Notary Phone: 760 241 5211
County of Principal Place of Business: San Bernardino

Government Code 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: S. Nikac

Commission No.: 1778920

Date Commission Expires: NOV. 8, 2011

County Where Bond is Filed: San Bernardino

By: 

Date: 8/12/08

FIRST AMERICAN TITLE INSURANCE COMPANY



DENNIS DRAEGER
ASSESSOR - RECORDER - CLERK
691 First American

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Mr. Carl Ross
7850 S. Dean Martin Drive, Suite 502
Las Vegas, Nevada 89139

Doc #: 2013-0171333



Titles: 1	Pages: 7
Fees	63.00
Taxes	** Conf **
Other	.00
PAID	63.00

MAIL TAX STATEMENT TO:

Mr. Carl Ross
7850 S. Dean Martin Drive, Suite 502
Las Vegas, Nevada 89139

(Space Above Line for Recorder's Use Only)

APNs: 0463-201-34, 0463-201-42, 0463-201-56, 0463-213-03, 0463-213-05, 0463-213-07, 0463-213-08, 0463-213-09, 0463-213-29, 0463-213-33, 0463-213-34, 0463-213-35, 0463-213-36, 0463-214-06, 0463-214-07, 0463-214-08, 0463-214-09 and 0463-214-26

Not of public record

GRANT DEED

In accordance with Section 11932 of the California Revenue and Taxation Code, Grantor has declared the amount of the transfer tax which is due by a separate statement that is not being recorded with this Grant Deed.

FOR VALUE RECEIVED, FR/CAL 3 APPLE VALLEY, LLC, a Delaware limited liability company ("Grantor"), grants to Carl E. Ross, as Trustee of the Carl E. Ross Living Trust dated May 23, 1991, as to an undivided 52% interest, Carl E. Ross, as Trustee of the Safari Ross Family Trust dated June 10, 2004, as to an undivided 24% interest, and Carl E. Ross, as Trustee of the Remington Ross Family Trust dated June 10, 2004, as to an undivided 24% interest, as tenants in common (collectively, "Grantee"), all that certain real property situated in the City of Apple Valley, County of San Bernardino, State of California, described on Exhibit A attached hereto and by this reference incorporated herein (the "Property").

SUBJECT TO the following:

- (a) All liens, encumbrances, easements, covenants, conditions, restrictions and other matters of record;
- (b) All matters which a correct survey of the Property would disclose;
- (c) All matters which could be ascertained by a physical inspection of the Property;
- (d) Interests of parties in possession;

MAIL TAX STATEMENT TO
RETURN ADDRESS ABOVE

(e) Any and all liens not yet delinquent for real property and personal property taxes and for general and special assessments against the Property; and

(f) Building and zoning ordinances and regulations and any other laws, ordinances, or governmental regulations restricting, regulating or relating to the use, occupancy or enjoyment of the Property.

***[Remainder of page intentionally left blank,
signatures commence on following page]***

EXHIBIT A
LEGAL DESCRIPTION
[SEE ATTACHED]

Exhibit "A"

LEGAL DESCRIPTION

Real property in the Town of Apple Valley, County of San Bernardino, State of California, described as follows:

PARCEL A:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

EXCEPTING THEREFROM THE INTEREST IN THE SOUTH 40 FEET OF SAID LAND WHICH WAS GRANTED FOR HIGHWAY PURPOSES TO THE COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA BY DEED RECORDED AUGUST 19, 1957, IN BOOK 4305, PAGE 457, OFFICIAL RECORDS.

PARCEL B:

THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER, AND THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

EXCEPTING THEREFROM ONE-HALF OF ONE-SIXTH OF ALL OIL, GAS AND OTHER MINERAL DEPOSITS IN THE LAND SO PATENTED, TOGETHER WITH THE RIGHT TO PROTECT FOR, MINE AND REMOVE THE SAME, AS RESERVED IN THE DEED RECORDED SEPTEMBER 15, 1924, IN BOOK 872, PAGE 1 OF DEEDS.

PARCEL C:

THE LAND AS SHOWN ON THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. DN107-09 EVIDENCED BY DOCUMENT RECORDED JUNE 5, 2009 AS INSTRUMENT NO. 2009-0245866 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED IN THE DOCUMENT AS FOLLOWS:

ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO GOVERNMENT SURVEY, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 14, LYING SOUTH 01° 02' 06" EAST, 297.01 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 14;

THENCE NORTH 89° 21' 16" EAST, A DISTANCE OF 2449.92 FEET;

THENCE SOUTH 00° 47' 12" EAST, A DISTANCE OF 61.00 FEET;

THENCE NORTH 89° 21' 16" EAST, A DISTANCE OF 192.00 FEET TO THE POINT OF TERMINATION ON THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 14, SAID POINT LIES SOUTH 00° 47' 12" EAST, 358.00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 14.

PARCEL D:

THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

PARCEL E:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF APPLE VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL F:

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL G:

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

PARCEL H:

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN.

EXCEPTING THEREFROM A NON-EXCLUSIVE EASEMENT OF 30 FEET ALONG THE SOUTHERLY AND EASTERLY BOUNDARIES FOR INGRESS AND EGRESS AND ALSO EXCEPTING THEREFROM A NON-EXCLUSIVE EASEMENT OF 15 FEET ALONG THE WESTERLY BOUNDARY FOR INGRESS AND EGRESS.

PARCEL I:

PARCEL 1 OF PARCEL MAP 8448, AS RECORDED IN PARCEL MAP BOOK 87, PAGE 75, RECORDS OF SAN BERNARDINO COUNTY.

PARCEL J:

PARCELS 1, 2, 3, AND 4 OF PARCEL MAP 10410 AS RECORDED IN PARCEL MAP BOOK NO. 122, PAGES 93 AND 94, RECORDS OF SAID COUNTY.

PARCEL K:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL L:

THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL M:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL N:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL O:

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE EXTERIOR BOUNDARIES OF PARCEL MAP 14418, AS SHOWN BY MAP ON FILE IN BOOK 181 PAGES 84 AND 85 OF PARCEL MAPS, IN THE OFFICE OF SAID COUNTY RECORDER.

SAID LEGAL DESCRIPTION IS PURSUANT TO THAT CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 4, 1996 AS INSTRUMENT NO. 96-445548, OFFICIAL RECORDS.

APN: 0463-201-34-0-000 (Affects : Parcel A); 0463-201-42-0-000 (Affects : Parcel B); 0463-201-56-0-000 (Affects : Parcel C); 0463-213-03-0-000 (Affects : Parcel D); 0463-213-05-0-000 (Affects : Parcel E); 0463-213-07-0-000 (Affects : Parcel F); 0463-213-08-0-000 (Affects : Parcel G); 0463-213-09-0-000 (Affects : Parcel H); 0463-213-29-0-000 (Affects Parcel I); 0463-213-33-0-000 (Affects : A portion of Parcel J); 0463-213-34-0-000 (Affects : A portion of Parcel J); 0463-213-35-0-000 (Affects : A portion of Parcel J); 0463-213-36-0-000 (affects : A portion of Parcel J); 0463-214-06-0-000 (Affects : Parcel K); 0463-214-07-0-000 (Affects : Parcel L); 0463-214-08-0-000 (Affects : Parcel M); 0463-214-09-0-000 (Affects : Parcel N) and 0463-214-26-0-000 (Affects : Parcel O)



First American Title™

San Bernardino County

1855 W. Redlands Boulevard, Suite 100 · Redlands, CA 92373
PHONE 909.381.6411

ADDRESS

NAVAJO RD

APPLE VALLEY, CA 92307

APN

0463-213-08-0000

Property Detail Report

Navajo Rd, Apple Valley, CA 92307

APN: 0463-213-08-0000

San Bernardino County Data as of: 07/22/2021

Owner Information

Owner Name: Ross Carl E Living Trust / 91 / Safari Ross Family Trust / 04
Vesting: Living Trust
Mailing Address: 7850 Dean Martin Dr #502, Las Vegas, NV 89139-6606
Occupancy: Absentee Owner

Location Information

Legal Description: N 1/2 Se 1/4 Ne 1/4 Se 1/4 Sec 16 Tp 6N R 3W 5 Ac
County: San Bernardino, CA
APN: 0463-213-08-0000
Alternate APN: 0463-213-08-0000
Census Tract / Block: 009714 / 1024
Munic / Twnshp: Hesperia
Twnshp-Rng-Sec: 06N-03W-16
Legal Lot / Block:
Subdivision: Tract #:
Legal Book / Page: 0463 / 213
Neighborhood: Apple Valley Unified School District
Elementary School: Sycamore Rocks Ele...
Middle School: Phoenix Academy
High School: Granite Hills High...
Latitude: 34.60592
Longitude: -117.19028

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 04/25/2013 / 04/25/2013
Price: \$7,100,000
Transfer Doc #: 2013.171333
Buyer Name: Ross Carl E Living Trust
Seller Name: FR / Cal 3 Apple Valley LLC
Deed Type: Grant Deed

Last Market Sale

Sale / Rec Date: 04/25/2013 / 04/25/2013
Sale Price / Type: \$7,100,000 / Full Value
Deed Type: Grant Deed
Multi / Split Sale: Y
Price / Sq. Ft.:
New Construction:
1st Mtg Amt / Type: 1st Mtg Rate / Type:
1st Mtg Doc #: N/A
2nd Mtg Amt / Type: 2nd Mtg Rate / Type:
2nd Mtg Doc #: 2013.171333
Seller Name: FR / Cal 3 Apple Valley LLC
Lender:
Title Company: First American Tit...

Prior Sale Information

Sale / Rec Date: 03/28/2008 / 08/22/2008
Sale Price / Type: \$294,500 / Full Value
Prior Deed Type: Deed
1st Mtg Amt / Type: 1st Mtg Rate / Type:
Prior Sale Doc #: 2008.384063
Prior Lender:

Property Characteristics

Gross Living Area:
Living Area:
Total Adj. Area:
Above Grade:
Basement Area:
Style:
Foundation:
Quality:
Condition:
Total Rooms: 0
Bedrooms:
Baths (F / H):
Pool:
Fireplace:
Cooling:
Heating:
Exterior Wall:
Construction Type:
Year Built / Eff:
Stories:
Parking Type:
Garage #:
Garage Area:
Porch Type:
Patio Type:
Roof Type:
Roof Material:

Site Information

Land Use: Vacant Land (NEC)
State Use:
County Use: 0000 - Vacant Land
Site Influence: Type Unknown
Flood Zone Code: D
Community Name: Town Of Apple Valley
Lot Area: 217,800 Sq. Ft.
Lot Width / Depth:
Usable Lot:
Acres: 5.0
Flood Map #: 06071C5830H
Flood Panel #: 5830H
Zoning:
of Buildings: 2
Res / Comm Units:
Water / Sewer Type: / No
Flood Map Date: 08/28/2008
Inside SFHA: False

Tax Information

Assessed Year: 2021
Tax Year: 2020
Tax Area: 021-027
Property Tax: \$1,250.26
Exemption:
Assessed Value: \$96,701
Land Value: \$96,701
Improvement Value:
Improved %:
Delinquent Year:
Market Total Value:
Market Land Value:
Market Imprv Value:
Market Imprv %:

Sales Comparables

Navajo Rd, Apple Valley, CA 92307

APN: 0463-213-08-0000

San Bernardino County Data as of: 07/22/2021

Subject Property

Navajo Rd, Apple Valley, CA 92307

Sale Price / Type:	\$7,100,000 / Full Value	Lot Area:	217,800 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	04/25/2013 / 04/25/2013	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$96,701	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	5.00	Roof Material:	
Owner Name:	Ross Carl E Living Trust / 91 / Safari Ross Family Trust / 04	Cooling:		Prior Sale Price:	\$294,500
Mailing Address:	7850 Dean Martin Dr #502, Las Vegas, NV 89139-6606	Fireplace:		Prior Sale Date:	03/28/2008
County:	San Bernardino	Parking Type:		Prior Rec Date:	08/22/2008
APN:	0463-213-08-0000	Flood Zone Code:	D	Prior Sale Doc #:	2008.384063
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Search Criteria

# Months Back:	12	Distance From Subject:	5 mi
Living Area	35.0 +/-	Land Use:	Same As Subject
Difference:			

20 Comparable Properties Found

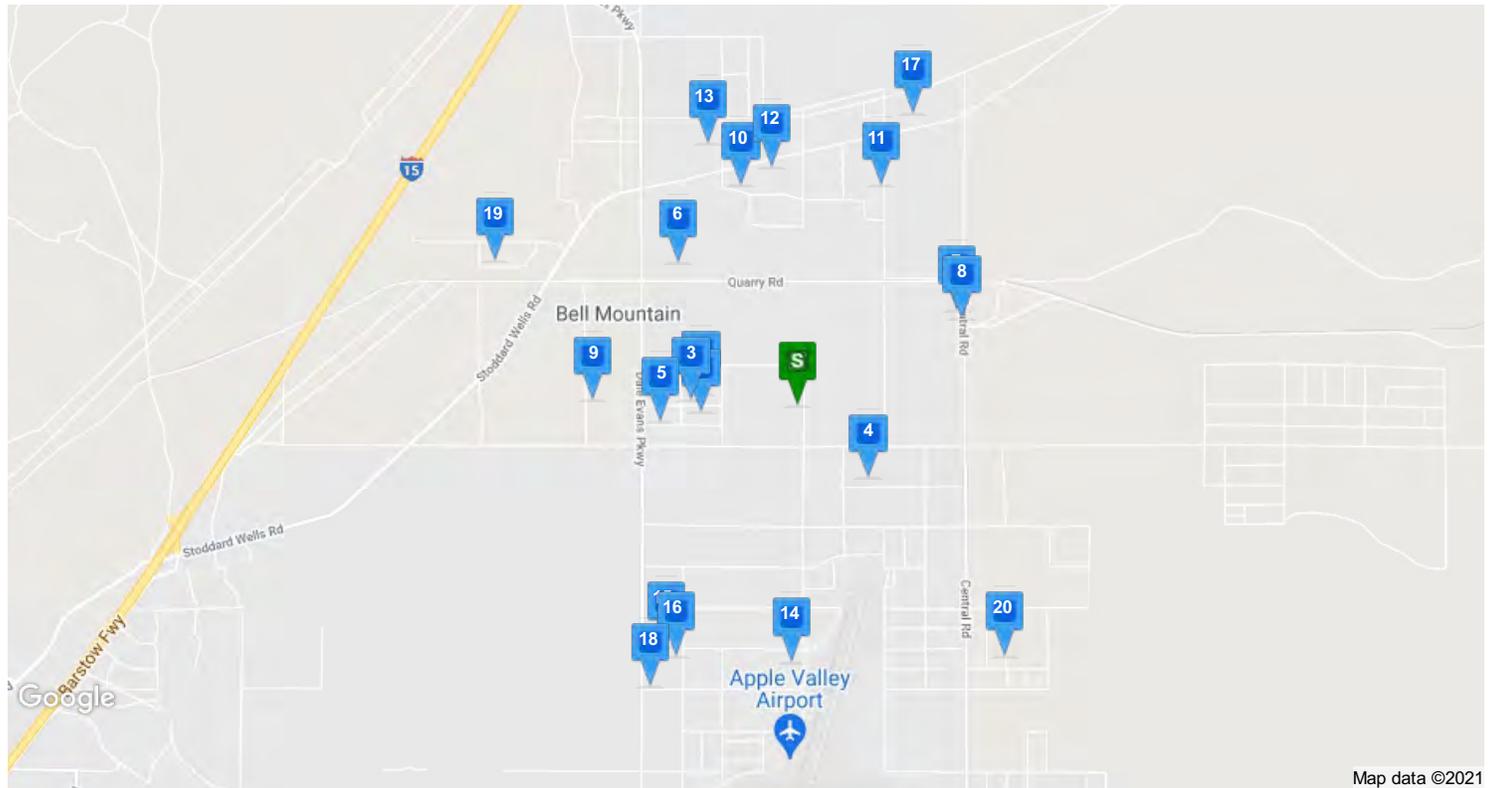
COMPARABLE PROPERTY SUMMARY				
	Subject	Low	Average	High
Price	\$7,100,000	\$18,000	\$178,350	\$1,350,000
Living Area		0	0	0
Price / Sq. Ft.				
Bedrooms		0	0	0
Baths		0	0	0
Lot Area	217,800 Sq. Ft.	77,046 Sq. Ft.	261,131 Sq. Ft.	1,089,000 Sq. Ft.
Stories				
Year Built				
Distance		0.60 mi	1.36 mi	2.08 mi

Sales Comparables

Navajo Rd, Apple Valley, CA 92307

APN: 0463-213-08-0000

San Bernardino County Data as of: 07/22/2021



■ Subject Property
 ■ Comparables

COMPARABLES												
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.60		Doberman St, Apple Valley, CA 92307	07/22/2020	\$72,000						189,486	
2	0.62			06/03/2021	\$95,000						99,317	
3	0.67		Doberman St, Apple Valley, CA 92307	07/23/2020	\$38,000						89,135	
4	0.69		Needham Ave, Apple Valley, CA 92307	07/22/2021	\$1,350,000						871,200	
5	0.87		Shepherd St, Apple Valley, CA 92307	10/07/2020	\$195,000						94,089	
6	1.10			04/01/2021	\$411,500						628,571	
7	1.11			04/19/2021	\$52,000						202,554	
8	1.11			06/29/2021	\$18,000						92,782	
9	1.28			07/12/2021	\$25,000						154,202	
10	1.33			05/24/2021	\$20,000						100,188	
11	1.38		Kimshew Rd, Apple Valley, CA 92307	02/18/2021	\$45,000						382,021	

12	1.41	Stoddard Wells Rd, Apple Valley, CA 92307	07/17/2020	\$20,000	77,046
13	1.64		03/08/2021	\$19,000	114,563
14	1.67	Altadena St, Apple Valley, CA 92307	05/04/2021	\$39,000	217,800
15	1.77		02/12/2021	\$100,000	422,532
16	1.80		07/13/2021	\$525,000	1,089,000
17	1.87	Colusa Rd, Apple Valley, CA 92307	04/27/2021	\$85,000	108,900
18	2.04	Dale Evans Pkwy, Apple Valley, CA 92307	08/18/2020	\$52,500	92,347
19	2.05		03/17/2021	\$375,000	101,495
20	2.08		12/11/2020	\$30,000	95,396

L: Listed R: REO RS: REO Sale SS: Short Sale D: Default A: Auction

Comp #1 - 0.60 Miles From Subject**Doberman St, Apple Valley, CA 92307**

Sale Price / Type:	\$72,000 /	Lot Area:	189,486 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	07/22/2020 / 08/10/2020	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$72,000	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	4.35	Roof Material:	
Owner Name:	Balleras Julio M / Balleras Minsuela S	Cooling:		Prior Sale Price:	\$60,000
Mailing Address:	128 E 220th St, Carson, CA 90745-3005	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	06/07/1990
APN:	0463-461-13-0000	Flood Zone Code:	D	Prior Sale Doc #:	1990.224193
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #2 - 0.62 Miles From Subject

Sale Price / Type:	\$95,000 /	Lot Area:	99,317 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	06/03/2021 / 06/15/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$46,800	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.28	Roof Material:	
Owner Name:	Edu Rosita S / Edu JR Alberto	Cooling:		Prior Sale Price:	\$140,000
Mailing Address:	219 W 233rd St, Carson, CA 90745-5208	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	09/23/2004
APN:	0463-221-06-0000	Flood Zone Code:	D	Prior Sale Doc #:	2004.694517
Subdivision:					
Census Tct / Blk:					
1st Mtg / Type:					
Res / Comm Units:					

Comp #3 - 0.67 Miles From Subject**Doberman St, Apple Valley, CA 92307**

Sale Price / Type:	\$38,000 /	Lot Area:	89,135 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	07/23/2020 / 08/11/2020	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$38,000	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.05	Roof Material:	
Owner Name:	Baliteras Julio M / Balleras Minsuela S	Cooling:		Prior Sale Price:	\$25,000
Mailing Address:	128 E 220th St, Carson, CA 90745-3005	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	09/11/1990
APN:	0463-461-12-0000	Flood Zone Code:	D	Prior Sale Doc #:	1990.361234
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #4 - 0.69 Miles From Subject**Needham Ave, Apple Valley, CA 92307**

Sale Price / Type:	\$1,350,000 /	Lot Area:	871,200 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	07/22/2021 / 07/22/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$31,702	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	20.00	Roof Material:	
Owner Name:	Boyd Katte	Cooling:		Prior Sale Price:	
Mailing Address:	33 Gristmill Dr, Stafford, VA 22554-8505	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	
APN:	0463-232-04-0000	Flood Zone Code:	D	Prior Sale Doc #:	
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #5 - 0.87 Miles From Subject**Shepherd St, Apple Valley, CA 92307**

Sale Price / Type:	\$195,000 /	Lot Area:	94,089 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	10/07/2020 / 10/15/2020	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$41,000	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.16	Roof Material:	
Owner Name:	Balleras Jennifer S / Varghese Lizy K	Cooling:		Prior Sale Price:	\$22,500
Mailing Address:	128 E 220th St, Carson, CA 90745-3005	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	04/24/1991
APN:	0463-221-15-0000	Flood Zone Code:	D	Prior Sale Doc #:	1991.137431
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #6 - 1.10 Miles From Subject

Sale Price / Type:	\$411,500 /	Lot Area:	628,571 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	04/01/2021 / 04/02/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$39,580	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	14.43	Roof Material:	
Owner Name:	Cooley Scott M / Scott M Cooley 1997 Trust	Cooling:		Prior Sale Price:	\$100,000
Mailing Address:	15900 Kennedy Rd, Los Gatos, CA 95032-6531	Fireplace:		Prior Sale Date:	02/12/2021
County:	San Bernardino	Parking Type:		Prior Rec Date:	02/26/2021
APN:	0463-071-13-0000	Flood Zone Code:	D	Prior Sale Doc #:	2021.92519
Subdivision:					
Census Tct / Blk:					
1st Mtg / Type:					
Res / Comm Units:					

Comp #7 - 1.11 Miles From Subject

Sale Price / Type:	\$52,000 /		
Sale / Rec Date:	04/19/2021 / 04/20/2021		
Year Built / Eff:		Lot Area:	202,554 Sq. Ft.
Assessed Value:	\$12,672	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Snipe Equipment LLC		
Mailing Address:			
County:	San Bernardino	Zoning:	
APN:	0463-471-14-0000	Acres:	4.65
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Bedrooms:	0
		Baths (F / H):	0 / 0
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	
		Prior Sale Date:	
		Prior Rec Date:	
		Prior Sale Doc #:	

Comp #8 - 1.11 Miles From Subject

Sale Price / Type:	\$18,000 /		
Sale / Rec Date:	06/29/2021 / 07/22/2021		
Year Built / Eff:		Lot Area:	92,782 Sq. Ft.
Assessed Value:	\$27,606	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Bailey Real Estate Investments LLC		
Mailing Address:	3141 Stevens Creek Blvd, San Jose, CA 95117-1141		
County:	San Bernardino	Zoning:	
APN:	0463-471-16-0000	Acres:	2.13
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Bedrooms:	0
		Baths (F / H):	0 / 0
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	
		Prior Sale Date:	
		Prior Rec Date:	02/13/1989
		Prior Sale Doc #:	1989.51717

Comp #9 - 1.28 Miles From Subject

Sale Price / Type:	\$25,000 /		
Sale / Rec Date:	07/12/2021 / 07/22/2021		
Year Built / Eff:		Lot Area:	154,202 Sq. Ft.
Assessed Value:	\$20,064	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Moridi Kambiz / The Family Trust Of Kambz Moridi		
Mailing Address:	17458 Blviewater Ct #40354, Riverside, CA 92503		
County:	San Bernardino	Zoning:	
APN:	0472-292-27-0000	Acres:	3.54
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Bedrooms:	0
		Baths (F / H):	0 / 0
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$81,000
		Prior Sale Date:	
		Prior Rec Date:	12/04/1997
		Prior Sale Doc #:	1997.444958

Comp #10 - 1.33 Miles From Subject

Sale Price / Type:	\$20,000 /		
Sale / Rec Date:	05/24/2021 / 07/07/2021		
Year Built / Eff:		Lot Area:	100,188 Sq. Ft.
Assessed Value:	\$24,024	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Matins Fernando Torres / Bravo Marilu Maya		Bedrooms:
Mailing Address:	10767 Hemlock Ave, Hesperia, CA 92345-2414		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-421-10-0000	Zoning:	Stories:
Subdivision:		Acres:	2.30
Census Tct / Blk:		Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$15,000
		Flood Zone Code:	D
			Prior Sale Date:
			Prior Rec Date:
			06/08/1993
			Prior Sale Doc #:
			1993.242936

Comp #11 - 1.38 Miles From Subject**Kimshew Rd, Apple Valley, CA 92307**

Sale Price / Type:	\$45,000 /		
Sale / Rec Date:	02/18/2021 / 04/16/2021		
Year Built / Eff:		Lot Area:	382,021 Sq. Ft.
Assessed Value:	\$20,611	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Moreno Jesus / Sanchez Teresa		Bedrooms:
Mailing Address:	4080 W 1st St #227, Santa Ana, CA 92703-4081		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-092-47-0000	Zoning:	Stories:
Subdivision:		Acres:	8.77
Census Tct / Blk:	009714 / 1024	Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$20,000
		Flood Zone Code:	D
			Prior Sale Date:
			Prior Rec Date:
			04/16/2019
			Prior Sale Doc #:
			2019.172064

Comp #12 - 1.41 Miles From Subject**Stoddard Wells Rd, Apple Valley, CA 92307**

Sale Price / Type:	\$20,000 /		
Sale / Rec Date:	07/17/2020 / 08/14/2020		
Year Built / Eff:		Lot Area:	77,046 Sq. Ft.
Assessed Value:	\$20,000	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Cristobal Fe A		Bedrooms:
Mailing Address:	11144 Louise Ave, Granada Hills, CA 91344-4103		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-061-29-0000	Zoning:	Stories:
Subdivision:		Acres:	1.77
Census Tct / Blk:	009714 / 1024	Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$26,000
		Flood Zone Code:	D
			Prior Sale Date:
			Prior Rec Date:
			12/30/1998
			Prior Sale Doc #:
			1998.557658

Comp #13 - 1.64 Miles From Subject

Sale Price / Type:	\$19,000 /				
Sale / Rec Date:	03/08/2021 / 04/02/2021				
Year Built / Eff:		Lot Area:	114,563 Sq. Ft.	Bedrooms:	0
Assessed Value:	\$4,407	Living Area:		Baths (F / H):	0 / 0
Land Use:	Vacant Land (NEC)	Pool:		Total Rooms:	
Owner Name:	Flores Carlos Hernandez / Flores Fransisco Hernandez				
Mailing Address:	3834 E 6th St, Los Angeles, CA 90023-1808				
County:	San Bernardino	Zoning:		Stories:	
APN:	0463-041-22-0000	Acres:	2.63	Roof Material:	
Subdivision:		Cooling:		Prior Sale Price:	\$9,500
Census Tct / Blk:		Fireplace:		Prior Sale Date:	
1st Mtg / Type:		Parking Type:		Prior Rec Date:	10/04/1990
Res / Comm Units:		Flood Zone Code:	D	Prior Sale Doc #:	1990.396650

Comp #14 - 1.67 Miles From Subject**Altadena St, Apple Valley, CA 92307**

Sale Price / Type:	\$39,000 /				
Sale / Rec Date:	05/04/2021 / 05/06/2021				
Year Built / Eff:		Lot Area:	217,800 Sq. Ft.	Bedrooms:	0
Assessed Value:	\$81,167	Living Area:		Baths (F / H):	0 / 0
Land Use:	Vacant Land (NEC)	Pool:		Total Rooms:	
Owner Name:	Harrison Michael / Harrison Lisette				
Mailing Address:	3535 Inland Empire Blvd, Ontario, CA 91764-4908				
County:	San Bernardino	Zoning:		Stories:	
APN:	0463-371-16-0000	Acres:	5.00	Roof Material:	
Subdivision:		Cooling:		Prior Sale Price:	\$15,000
Census Tct / Blk:	009714 / 1024	Fireplace:		Prior Sale Date:	
1st Mtg / Type:		Parking Type:		Prior Rec Date:	09/04/1986
Res / Comm Units:		Flood Zone Code:	D	Prior Sale Doc #:	1986.254178

Comp #15 - 1.77 Miles From Subject

Sale Price / Type:	\$100,000 /				
Sale / Rec Date:	02/12/2021 / 02/26/2021				
Year Built / Eff:		Lot Area:	422,532 Sq. Ft.	Bedrooms:	0
Assessed Value:	\$40,945	Living Area:		Baths (F / H):	0 / 0
Land Use:	Vacant Land (NEC)	Pool:		Total Rooms:	
Owner Name:	M4gc Inc				
Mailing Address:	72380 Tanglewood Ln, Rancho Mirage, CA 92270-4050				
County:	San Bernardino	Zoning:		Stories:	
APN:	0463-371-04-0000	Acres:	9.70	Roof Material:	
Subdivision:		Cooling:		Prior Sale Price:	
Census Tct / Blk:		Fireplace:		Prior Sale Date:	
1st Mtg / Type:		Parking Type:		Prior Rec Date:	03/27/2002
Res / Comm Units:		Flood Zone Code:	D	Prior Sale Doc #:	2002.150413

Comp #16 - 1.80 Miles From Subject

Sale Price / Type:	\$525,000 /		
Sale / Rec Date:	07/13/2021 / 07/16/2021		
Year Built / Eff:		Lot Area:	1,089,000 Sq. Ft.
Assessed Value:	\$102,582	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Deaguiar Tony R / Deaguiar Jodie K		Bedrooms:
Mailing Address:	5486 Industrial Pkwy, San Bernardino, CA 92407-1855		Baths (F / H):
County:	San Bernardino	Zoning:	0 / 0
APN:	0463-371-05-0000	Acres:	25.00
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
			Stories:
			Roof Material:
			Prior Sale Price:
			Prior Sale Date:
			Prior Rec Date:
			Prior Sale Doc #:

Comp #17 - 1.87 Miles From Subject**Colusa Rd, Apple Valley, CA 92307**

Sale Price / Type:	\$85,000 /		
Sale / Rec Date:	04/27/2021 / 06/17/2021		
Year Built / Eff:		Lot Area:	108,900 Sq. Ft.
Assessed Value:	\$4,800	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Arana Allan Roga / Arana Charmaine A		Bedrooms:
Mailing Address:	3823 S Maryland Pkwy #N5, Las Vegas, NV 89119-7543		Baths (F / H):
County:	San Bernardino	Zoning:	0 / 0
APN:	0463-081-13-0000	Acres:	2.50
Subdivision:		Cooling:	
Census Tct / Blk:	009714 / 1024	Fireplace:	
1st Mtg / Type:	\$42,500 /	Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
			Stories:
			Roof Material:
			Prior Sale Price:
			Prior Sale Date:
			Prior Rec Date:
			Prior Sale Doc #:

Comp #18 - 2.04 Miles From Subject**Dale Evans Pkwy, Apple Valley, CA 92307**

Sale Price / Type:	\$52,500 /		
Sale / Rec Date:	08/18/2020 / 09/01/2020		
Year Built / Eff:		Lot Area:	92,347 Sq. Ft.
Assessed Value:	\$52,500	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Balleras Julio M / Balleras Misuela		Bedrooms:
Mailing Address:	128 E 220th St, Carson, CA 90745-3005		Baths (F / H):
County:	San Bernardino	Zoning:	0 / 0
APN:	0463-371-41-0000	Acres:	2.12
Subdivision:		Cooling:	
Census Tct / Blk:	009714 / 1024	Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
			Stories:
			Roof Material:
			Prior Sale Price:
			Prior Sale Date:
			Prior Rec Date:
			Prior Sale Doc #:

Comp #19 - 2.05 Miles From Subject

Sale Price / Type:	\$375,000 /		
Sale / Rec Date:	03/17/2021 / 06/17/2021		
Year Built / Eff:		Lot Area:	101,495 Sq. Ft.
Assessed Value:	\$25,700	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Thurner Galen		
Mailing Address:	38759 Valle Vis, Murrieta, CA 92562-9321		
County:	San Bernardino	Zoning:	
APN:	0472-285-12-0000	Acres:	2.33
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Bedrooms:	0
		Baths (F / H):	0 / 0
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$115,000
		Prior Sale Date:	12/08/2005
		Prior Rec Date:	12/12/2005
		Prior Sale Doc #:	2005.942724

Comp #20 - 2.08 Miles From Subject

Sale Price / Type:	\$30,000 /		
Sale / Rec Date:	12/11/2020 / 01/04/2021		
Year Built / Eff:		Lot Area:	95,396 Sq. Ft.
Assessed Value:	\$20,372	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Maurer Paul F / Maurer Secora		
Mailing Address:	Po Box 3211, Huntington Beach, CA 92605-3211		
County:	San Bernardino	Zoning:	
APN:	0463-292-05-0000	Acres:	2.19
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Bedrooms:	0
		Baths (F / H):	0 / 0
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$45,000
		Prior Sale Date:	06/26/2008
		Prior Rec Date:	09/19/2008
		Prior Sale Doc #:	2008.424888

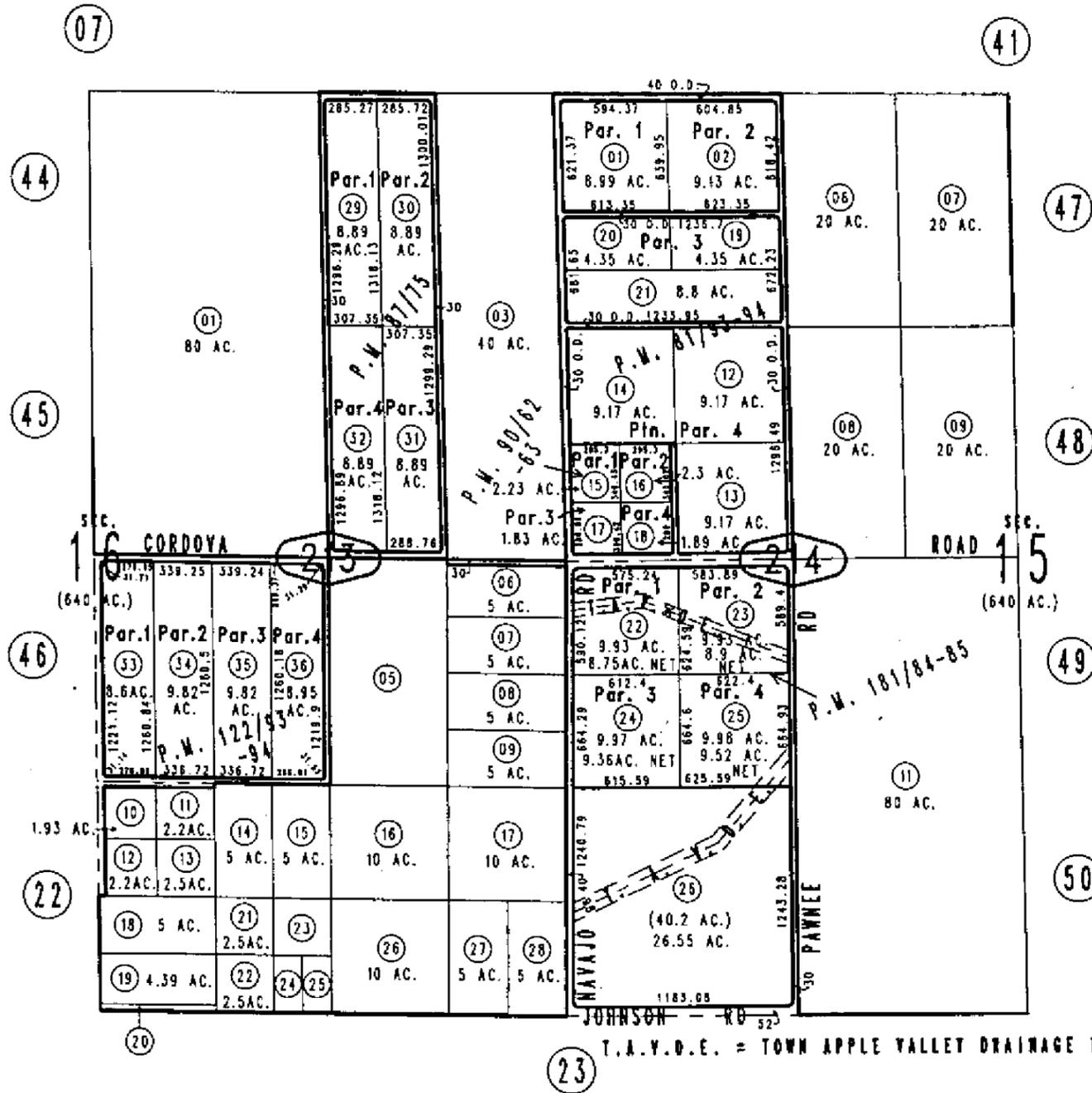
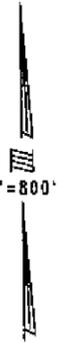
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THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Sec.15&16, T.6N.,R.3W., S.B.B.&M.

City of Apple Valley 0463-21
Tax Rate Area
21027



Parcel Map No. 14418, P.M. 181/84-85
 Parcel Map No. 10410, P.M. 122/93-94
 Parcel Map No. 8585, P.M. 90/62-63
 Parcel Map No. 8448, P.M. 87/75
 Pln. Parcel Map No. 7960, P.M. 81/93-94

June 2004

Assessor's Map
 Book 0463 Page 21
 San Bernardino County

REVISED

+ FIRST AMERICAN TITLE, 1SB,
AD08

SAN BERNARDINO, CA

08/05/2021 08:33PM IXQT

PAGE 1 OF 1

SAN BERNARDINO 2020-21 TAX
ROLL

ORDER SEARCH RESULTS

ORDER: 0000000

TOF: 0

COMMENT:

PAYMENTS AS OF 07/16/2021
SEARCH PARAMETERS

ENTERED APN: 0463-213-08-0-000

✓ APN: 0463-213-08-0-000 BILL: 20200411736

DATE: 09/22/2020

TRA: 021027 - TOWN OF APPLE VALLEY

ACQ DATE: 04/25/2013

DOC#: 2013-171333

LEGAL: N 1/2 SE 1/4 NE 1/4 SE 1/4 SEC 16 TP 6N R 3W 5 AC

SITUS: NAVAJO RD APPLE VALLEY CA 92307

MAIL: 7850 S DEAN MARTIN DR #502 LAS VEGAS NV 89139

FOR 2020-21 TAX YEAR

ASSESSED OWNER(S)

2020-21 ASSESSED VALUES

ROSS CARL E LIVING TRUST 5/23/91

LAND

95,709

SAFARI ROSS FAMILY TRUST 6/10/04

TAXABLE

95,709

2020-21 TAXES

1ST INST

2ND INST

TOTAL TAX

STATUS

PAID

PAID

PAYMENT DATE

12/08/2020

04/12/2021

DELINQUENT DATE

12/10/2020

04/12/2021

INSTALLMENT

625.16

625.10

1,250.26

PENALTY

62.52

72.51

135.03

BALANCE DUE

0.00

0.00

0.00

WARNINGS AND/OR COMMENTS

** NO BONDS OR PRIOR YEAR DELQ TAXES **

ASSESSMENT DETAIL

FUND TYPE

AMOUNT

DESCRIPTION OF ASSESSMENT(S)

WF01-SP03 FIRE SUPR

86.55

APPLE VALLEY FIRE SUPP

86.55

TOTAL OF SPECIAL ASSESSMENTS

ADDITIONAL PROPERTY INFORMATION

TAX CODE: 1

COUNTY USE CODE: 0000

VESTING: TC

TAX RATE: 1.048400%

STANDARD LAND USE: VACANT LAND (NEC)

CONDITIONS, DISCLAIMERS AND EXCLUSIONS:

This Tax Certificate/Tax Order Report does not constitute a report on or certification of: (1) mineral (productive and/or non-productive) taxes or leases; (2) personal property taxes; or (3) other non ad valorem taxes (such as paving liens, stand-by charges or maintenance assessments).

Data Trace Information Services LLC ("Data Trace") may have warranted the accuracy of this Tax Certificate/Tax Order Report to its customer (the "Data Trace Customer") pursuant to the terms and conditions of a written tax service agreement between Data Trace and said Data Trace Customer (the "Tax Service Agreement"). Any such warranty (hereinafter, "Data Trace Customer Warranty") does not: (a) extend to a third party bearer of this Tax Certificate/Tax Order Report; (b) cover any changes made to the records of the taxing authority after the "payments as of," "paid," or "payment" dates delineated above; and (c) cover any invalid tax information shown on the records of the taxing authority or resulting from an error by the Data Trace Customer (including, without limitation, submission of incorrect property information by said Data Trace Customer). DATA TRACE MAKES NO WARRANTIES (EXPRESS OR IMPLIED) WITH RESPECT TO THIS TAX CERTIFICATE/TAX ORDER REPORT OTHER THAN (WHERE APPLICABLE) THE DATA TRACE CUSTOMER WARRANTY. Any and all claims under a Data Trace Customer Warranty must be submitted to Data Trace by the corresponding Data Trace Customer and are subject to the terms and conditions set forth in the pertinent Tax Service Agreement (including, without limitation, the filing deadlines applicable to such claims). In some jurisdictions Data Trace's validation of a Tax Certificate/Tax Order Report is required to activate a Data Trace Customer Warranty.

END OF SEARCH

RECORDING REQUESTED BY
First American Title Company



LARRY WALKER
Auditor/Controller - Recorder

771 Document Processing Solutions

**AND WHEN RECORDED MAIL DOCUMENT
AND TAX STATEMENT TO:**

FR/Cal 3 Apple Valley, LLC
c/o First Industrial Realty Trust, Inc.
898 North Sepulveda Blvd., Suite 750
El Segundo, CA 90245

Doc#: 2008 - 0384063

Titles: 1 Pages: 2



Fees	22.00
Taxes	** Conf **
Other	0.00
PAID	\$22.00

NCB-346346-21

Space Above This Line for Recorder's Use Only

TRA 021021

A.P.N.: 0463-213-08

File No.: RRI-3043509 (db)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$not of public record

- 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 **Apple Valley**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Richard Amling** hereby GRANTS to **FR/Cal 3 Apple Valley, LLC, a Delaware limited liability company** the following described property in the City of **Apple Valley**, County of **San Bernardino**, State of **California**:

The North 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 16, Township 6 North, Range 3 West, San Bernardino Base and Meridian, according to the official plat of said land on file in the District Land Office.

Dated: 03/28/2008

Richard Amling
Richard Amling

STATE OF California)SS
COUNTY OF Los Angeles)

On 3/31/08, before me, Leslie G. Frankel, Notary Public, personally appeared Richard Amling,

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.

Signature

Leslie G. Frankel



My Commission Expires: 7/26/08

This area for official notarial seal

Notary Name: Leslie G. Frankel

Notary Phone: 818-703-7190

Notary Registration Number: 1503701

County of Principal Place of Business: Los Angeles

FIRST AMERICAN TITLE INSURANCE COMPANY



DENNIS DRAEGER
ASSESSOR - RECORDER - CLERK
691 First American

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Mr. Carl Ross
7850 S. Dean Martin Drive, Suite 502
Las Vegas, Nevada 89139

Doc #: 2013-0171333



Titles:	1	Pages:	7
Fees		63.00	
Taxes	**	Conf	**
Other		.00	
PAID		63.00	

MAIL TAX STATEMENT TO:

Mr. Carl Ross
7850 S. Dean Martin Drive, Suite 502
Las Vegas, Nevada 89139

(Space Above Line for Recorder's Use Only)

APNs: 0463-201-34, 0463-201-42, 0463-201-56, 0463-213-03, 0463-213-05, 0463-213-07, 0463-213-08, 0463-213-09, 0463-213-29, 0463-213-33, 0463-213-34, 0463-213-35, 0463-213-36, 0463-214-06, 0463-214-07, 0463-214-08, 0463-214-09 and 0463-214-26

Not of public record

GRANT DEED

In accordance with Section 11932 of the California Revenue and Taxation Code, Grantor has declared the amount of the transfer tax which is due by a separate statement that is not being recorded with this Grant Deed.

FOR VALUE RECEIVED, FR/CAL 3 APPLE VALLEY, LLC, a Delaware limited liability company ("Grantor"), grants to Carl E. Ross, as Trustee of the Carl E. Ross Living Trust dated May 23, 1991, as to an undivided 52% interest, Carl E. Ross, as Trustee of the Safari Ross Family Trust dated June 10, 2004, as to an undivided 24% interest, and Carl E. Ross, as Trustee of the Remington Ross Family Trust dated June 10, 2004, as to an undivided 24% interest, as tenants in common (collectively, "Grantee"), all that certain real property situated in the City of Apple Valley, County of San Bernardino, State of California, described on Exhibit A attached hereto and by this reference incorporated herein (the "Property").

SUBJECT TO the following:

- (a) All liens, encumbrances, easements, covenants, conditions, restrictions and other matters of record;
- (b) All matters which a correct survey of the Property would disclose;
- (c) All matters which could be ascertained by a physical inspection of the Property;
- (d) Interests of parties in possession;

MAIL TAX STATEMENT TO
RETURN ADDRESS ABOVE

(e) Any and all liens not yet delinquent for real property and personal property taxes and for general and special assessments against the Property; and

(f) Building and zoning ordinances and regulations and any other laws, ordinances, or governmental regulations restricting, regulating or relating to the use, occupancy or enjoyment of the Property.

***[Remainder of page intentionally left blank,
signatures commence on following page]***

EXHIBIT A
LEGAL DESCRIPTION
[SEE ATTACHED]

Exhibit "A"

LEGAL DESCRIPTION

Real property in the Town of Apple Valley, County of San Bernardino, State of California, described as follows:

PARCEL A:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

EXCEPTING THEREFROM THE INTEREST IN THE SOUTH 40 FEET OF SAID LAND WHICH WAS GRANTED FOR HIGHWAY PURPOSES TO THE COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA BY DEED RECORDED AUGUST 19, 1957, IN BOOK 4305, PAGE 457, OFFICIAL RECORDS.

PARCEL B:

THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER, AND THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

EXCEPTING THEREFROM ONE-HALF OF ONE-SIXTH OF ALL OIL, GAS AND OTHER MINERAL DEPOSITS IN THE LAND SO PATENTED, TOGETHER WITH THE RIGHT TO PROTECT FOR, MINE AND REMOVE THE SAME, AS RESERVED IN THE DEED RECORDED SEPTEMBER 15, 1924, IN BOOK 872, PAGE 1 OF DEEDS.

PARCEL C:

THE LAND AS SHOWN ON THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. DN107-09 EVIDENCED BY DOCUMENT RECORDED JUNE 5, 2009 AS INSTRUMENT NO. 2009-0245866 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED IN THE DOCUMENT AS FOLLOWS:

ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO GOVERNMENT SURVEY, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 14, LYING SOUTH 01° 02' 06" EAST, 297.01 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 14;

THENCE NORTH 89° 21' 16" EAST, A DISTANCE OF 2449.92 FEET;

THENCE SOUTH 00° 47' 12" EAST, A DISTANCE OF 61.00 FEET;

THENCE NORTH 89° 21' 16" EAST, A DISTANCE OF 192.00 FEET TO THE POINT OF TERMINATION ON THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 14, SAID POINT LIES SOUTH 00° 47' 12" EAST, 358.00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 14.

PARCEL D:

THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

PARCEL E:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF APPLE VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL F:

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL G:

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

PARCEL H:

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN.

EXCEPTING THEREFROM A NON-EXCLUSIVE EASEMENT OF 30 FEET ALONG THE SOUTHERLY AND EASTERLY BOUNDARIES FOR INGRESS AND EGRESS AND ALSO EXCEPTING THEREFROM A NON-EXCLUSIVE EASEMENT OF 15 FEET ALONG THE WESTERLY BOUNDARY FOR INGRESS AND EGRESS.

PARCEL I:

PARCEL 1 OF PARCEL MAP 8448, AS RECORDED IN PARCEL MAP BOOK 87, PAGE 75, RECORDS OF SAN BERNARDINO COUNTY.

PARCEL J:

PARCELS 1, 2, 3, AND 4 OF PARCEL MAP 10410 AS RECORDED IN PARCEL MAP BOOK NO. 122, PAGES 93 AND 94, RECORDS OF SAID COUNTY.

PARCEL K:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL L:

THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL M:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL N:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

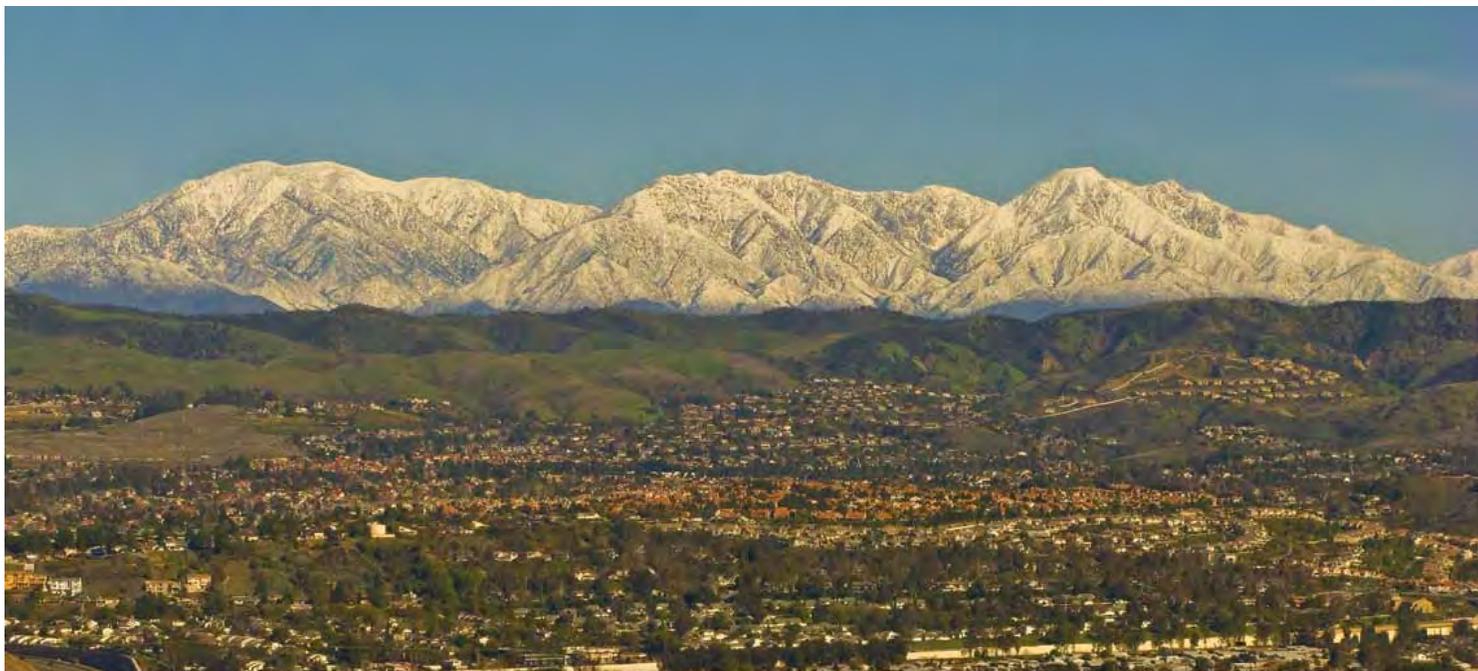
PARCEL O:

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE EXTERIOR BOUNDARIES OF PARCEL MAP 14418, AS SHOWN BY MAP ON FILE IN BOOK 181 PAGES 84 AND 85 OF PARCEL MAPS, IN THE OFFICE OF SAID COUNTY RECORDER.

SAID LEGAL DESCRIPTION IS PURSUANT TO THAT CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 4, 1996 AS INSTRUMENT NO. 96-445548, OFFICIAL RECORDS.

APN: 0463-201-34-0-000 (Affects : Parcel A); 0463-201-42-0-000 (Affects : Parcel B); 0463-201-56-0-000 (Affects : Parcel C); 0463-213-03-0-000 (Affects : Parcel D); 0463-213-05-0-000 (Affects : Parcel E); 0463-213-07-0-000 (Affects : Parcel F); 0463-213-08-0-000 (Affects : Parcel G); 0463-213-09-0-000 (Affects : Parcel H); 0463-213-29-0-000 (Affects Parcel I); 0463-213-33-0-000 (Affects : A portion of Parcel J); 0463-213-34-0-000 (Affects : A portion of Parcel J); 0463-213-35-0-000 (Affects : A portion of Parcel J); 0463-213-36-0-000 (affects : A portion of Parcel J); 0463-214-06-0-000 (Affects : Parcel K); 0463-214-07-0-000 (Affects : Parcel L); 0463-214-08-0-000 (Affects : Parcel M); 0463-214-09-0-000 (Affects : Parcel N) and 0463-214-26-0-000 (Affects : Parcel O)



First American Title™

San Bernardino County

1855 W. Redlands Boulevard, Suite 100 · Redlands, CA 92373
PHONE 909.381.6411

ADDRESS

NAVAJO RD

APPLE VALLEY, CA 92307

APN

0463-213-09-0000

Property Detail Report

Navajo Rd, Apple Valley, CA 92307

APN: 0463-213-09-0000

San Bernardino County Data as of: 07/22/2021

Owner Information

Owner Name: Ross Carl E Living Trust / 91 / Safari Ross Family Trust / 04
Vesting: Living Trust
Mailing Address: 7850 Dean Martin Dr #502, Las Vegas, NV 89139-6606
Occupancy: Absentee Owner

Location Information

Legal Description: S 1/2 Se 1/4 Ne 1/4 Se 1/4 Sec 16 Tp 6N R 3W 5 Ac
County: San Bernardino, CA
APN: 0463-213-09-0000
Alternate APN: 0463-213-09-0000
Census Tract / Block: 009714 / 1024
Munic / Twnshp: Hesperia
Twnshp-Rng-Sec: 06N-03W-16
Legal Lot / Block:
Subdivision: Tract #:
Legal Book / Page: 0463 / 213
Neighborhood: Apple Valley Unified School District
Elementary School: Sycamore Rocks Ele...
Middle School: Phoenix Academy
High School: Granite Hills High...
Latitude: 34.60501
Longitude: -117.19029

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 04/25/2013 / 04/25/2013
Price: \$7,100,000
Transfer Doc #: 2013.171333
Buyer Name: Ross Carl E Living Trust
Seller Name: FR / Cal 3 Apple Valley LLC
Deed Type: Grant Deed

Last Market Sale

Sale / Rec Date: 04/25/2013 / 04/25/2013
Sale Price / Type: \$7,100,000 / Full Value
Deed Type: Grant Deed
Multi / Split Sale: Y
Price / Sq. Ft.:
New Construction:
1st Mtg Amt / Type: 1st Mtg Rate / Type:
1st Mtg Doc #: N/A
2nd Mtg Amt / Type: 2nd Mtg Rate / Type:
Sale Doc #: 2013.171333
Seller Name: FR / Cal 3 Apple Valley LLC
Lender:
Title Company: First American Tit...

Prior Sale Information

Sale / Rec Date: 03/14/2008 / 03/26/2008
Sale Price / Type: \$330,000 / Full Value
Prior Deed Type: Deed
1st Mtg Amt / Type: 1st Mtg Rate / Type:
Prior Sale Doc #: 2008.133184
Prior Lender:

Property Characteristics

Gross Living Area:
Living Area:
Total Adj. Area:
Above Grade:
Basement Area:
Style:
Foundation:
Quality:
Condition:
Total Rooms: 0
Bedrooms:
Baths (F / H):
Pool:
Fireplace:
Cooling:
Heating:
Exterior Wall:
Construction Type:
Year Built / Eff:
Stories:
Parking Type:
Garage #:
Garage Area:
Porch Type:
Patio Type:
Roof Type:
Roof Material:

Site Information

Land Use: Vacant Land (NEC)
State Use:
County Use: 0000 - Vacant Land
Site Influence: Type Unknown
Flood Zone Code: D
Community Name: Town Of Apple Valley
Lot Area: 217,800 Sq. Ft.
Lot Width / Depth:
Usable Lot:
Acres: 5.0
Flood Map #: 06071C5830H
Flood Panel #: 5830H
Zoning:
of Buildings: 2
Res / Comm Units:
Water / Sewer Type: / No
Flood Map Date: 08/28/2008
Inside SFHA: False

Tax Information

Assessed Year: 2021
Tax Year: 2020
Tax Area: 021-027
Property Tax: \$1,250.26
Exemption:
Assessed Value: \$96,701
Land Value: \$96,701
Improvement Value:
Improved %:
Delinquent Year:
Market Total Value:
Market Land Value:
Market Imprv Value:
Market Imprv %:

Sales Comparables

Navajo Rd, Apple Valley, CA 92307

APN: 0463-213-09-0000

San Bernardino County Data as of: 07/22/2021

Subject Property

Navajo Rd, Apple Valley, CA 92307

Sale Price / Type:	\$7,100,000 / Full Value	Lot Area:	217,800 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	04/25/2013 / 04/25/2013	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$96,701	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	5.00	Roof Material:	
Owner Name:	Ross Carl E Living Trust / 91 / Safari Ross Family Trust / 04	Cooling:		Prior Sale Price:	\$330,000
Mailing Address:	7850 Dean Martin Dr #502, Las Vegas, NV 89139-6606	Fireplace:		Prior Sale Date:	03/14/2008
County:	San Bernardino	Parking Type:		Prior Rec Date:	03/26/2008
APN:	0463-213-09-0000	Flood Zone Code:	D	Prior Sale Doc #:	2008.133184
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Search Criteria

# Months Back:	12	Distance From Subject:	5 mi
Living Area	35.0 +/-	Land Use:	Same As Subject
Difference:			

20 Comparable Properties Found

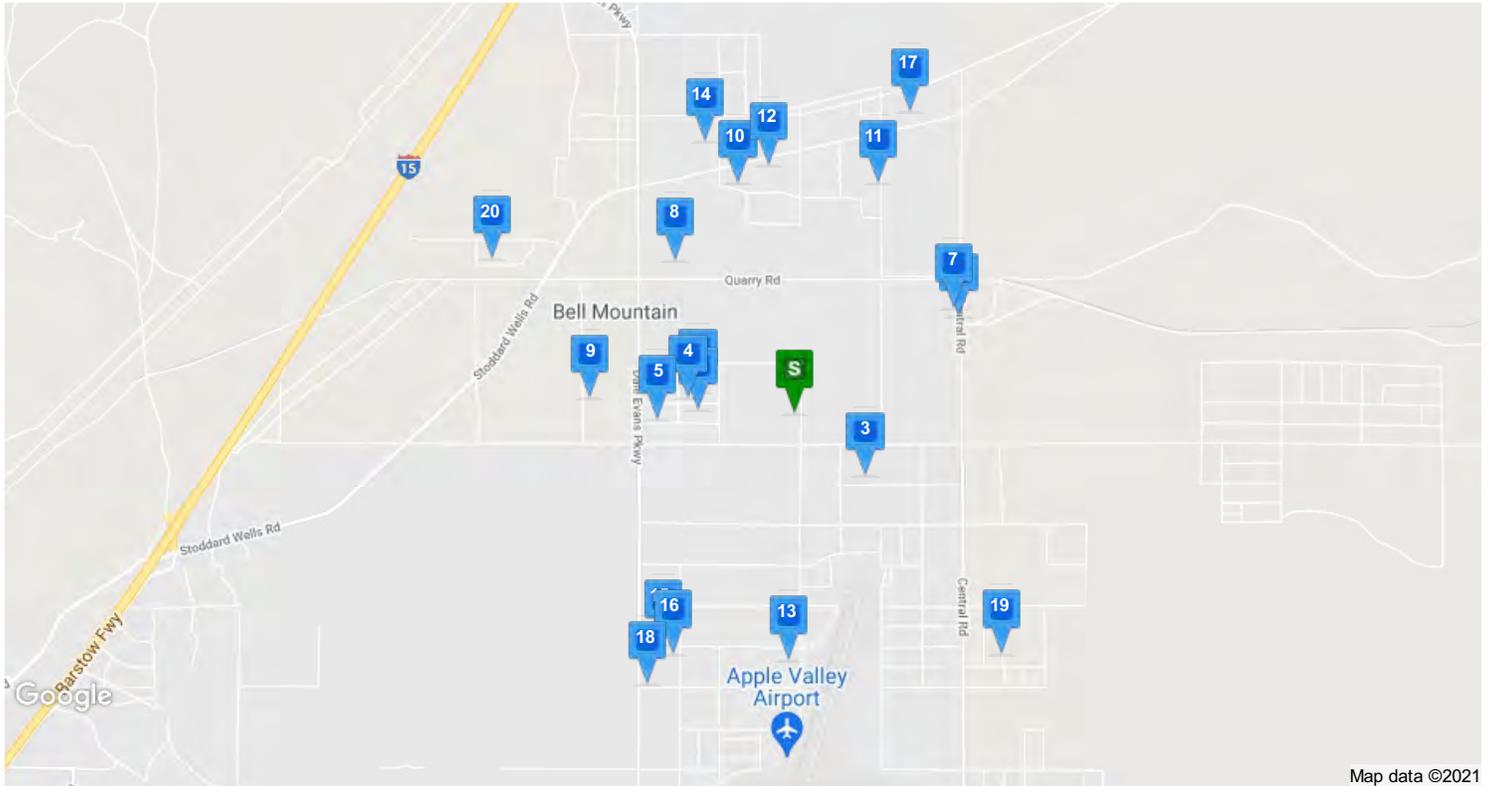
COMPARABLE PROPERTY SUMMARY				
	Subject	Low	Average	High
Price	\$7,100,000	\$18,000	\$178,350	\$1,350,000
Living Area		0	0	0
Price / Sq. Ft.				
Bedrooms		0	0	0
Baths		0	0	0
Lot Area	217,800 Sq. Ft.	77,046 Sq. Ft.	261,131 Sq. Ft.	1,089,000 Sq. Ft.
Stories				
Year Built				
Distance		0.60 mi	1.36 mi	2.08 mi

Sales Comparables

Navajo Rd, Apple Valley, CA 92307

APN: 0463-213-09-0000

San Bernardino County Data as of: 07/22/2021



Map data ©2021

Subject Property Comparables

COMPARABLES

#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.60		Doberman St, Apple Valley, CA 92307	07/22/2020	\$72,000						189,486	
2	0.61			06/03/2021	\$95,000						99,317	
3	0.64		Needham Ave, Apple Valley, CA 92307	07/22/2021	\$1,350,000						871,200	
4	0.67		Doberman St, Apple Valley, CA 92307	07/23/2020	\$38,000						89,135	
5	0.86		Shepherd St, Apple Valley, CA 92307	10/07/2020	\$195,000						94,089	
6	1.14			06/29/2021	\$18,000						92,782	
7	1.14			04/19/2021	\$52,000						202,554	
8	1.15			04/01/2021	\$411,500						628,571	
9	1.28			07/12/2021	\$25,000						154,202	
10	1.39			05/24/2021	\$20,000						100,188	
11	1.44		Kimshew Rd, Apple Valley, CA 92307	02/18/2021	\$45,000						382,021	

12	1.47	Stoddard Wells Rd, Apple Valley, CA 92307	07/17/2020	\$20,000	77,046
13	1.61	Altadena St, Apple Valley, CA 92307	05/04/2021	\$39,000	217,800
14	1.70		03/08/2021	\$19,000	114,563
15	1.72		02/12/2021	\$100,000	422,532
16	1.75		07/13/2021	\$525,000	1,089,000
17	1.93	Colusa Rd, Apple Valley, CA 92307	04/27/2021	\$85,000	108,900
18	1.99	Dale Evans Pkwy, Apple Valley, CA 92307	08/18/2020	\$52,500	92,347
19	2.03		12/11/2020	\$30,000	95,396
20	2.08		03/17/2021	\$375,000	101,495

L: Listed R: REO RS: REO Sale SS: Short Sale D: Default A: Auction

Comp #1 - 0.60 Miles From Subject**Doberman St, Apple Valley, CA 92307**

Sale Price / Type:	\$72,000 /	Lot Area:	189,486 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	07/22/2020 / 08/10/2020	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$72,000	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	4.35	Roof Material:	
Owner Name:	Balleras Julio M / Balleras Minsuela S	Cooling:		Prior Sale Price:	\$60,000
Mailing Address:	128 E 220th St, Carson, CA 90745-3005	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	06/07/1990
APN:	0463-461-13-0000	Flood Zone Code:	D	Prior Sale Doc #:	1990.224193
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #2 - 0.61 Miles From Subject

Sale Price / Type:	\$95,000 /	Lot Area:	99,317 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	06/03/2021 / 06/15/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$46,800	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.28	Roof Material:	
Owner Name:	Edu Rosita S / Edu JR Alberto	Cooling:		Prior Sale Price:	\$140,000
Mailing Address:	219 W 233rd St, Carson, CA 90745-5208	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	09/23/2004
APN:	0463-221-06-0000	Flood Zone Code:	D	Prior Sale Doc #:	2004.694517
Subdivision:					
Census Tct / Blk:					
1st Mtg / Type:					
Res / Comm Units:					

Comp #3 - 0.64 Miles From Subject**Needham Ave, Apple Valley, CA 92307**

Sale Price / Type:	\$1,350,000 /	Lot Area:	871,200 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	07/22/2021 / 07/22/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$31,702	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	20.00	Roof Material:	
Owner Name:	Boyd Katte	Cooling:		Prior Sale Price:	
Mailing Address:	33 Gristmill Dr, Stafford, VA 22554-8505	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	
APN:	0463-232-04-0000	Flood Zone Code:	D	Prior Sale Doc #:	
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #4 - 0.67 Miles From Subject**Doberman St, Apple Valley, CA 92307**

Sale Price / Type:	\$38,000 /		
Sale / Rec Date:	07/23/2020 / 08/11/2020		
Year Built / Eff:		Lot Area:	89,135 Sq. Ft.
Assessed Value:	\$38,000	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Baliteras Julio M / Balleras Minsuela S		Bedrooms:
Mailing Address:	128 E 220th St, Carson, CA 90745-3005		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-461-12-0000	Zoning:	Stories:
Subdivision:		Acres:	2.05
Census Tct / Blk:	009714 / 1024	Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$25,000
		Flood Zone Code:	D
			Prior Rec Date:
			09/11/1990
			Prior Sale Doc #:
			1990.361234

Comp #5 - 0.86 Miles From Subject**Shepherd St, Apple Valley, CA 92307**

Sale Price / Type:	\$195,000 /		
Sale / Rec Date:	10/07/2020 / 10/15/2020		
Year Built / Eff:		Lot Area:	94,089 Sq. Ft.
Assessed Value:	\$41,000	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Balleras Jennifer S / Varghese Lizy K		Bedrooms:
Mailing Address:	128 E 220th St, Carson, CA 90745-3005		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-221-15-0000	Zoning:	Stories:
Subdivision:		Acres:	2.16
Census Tct / Blk:	009714 / 1024	Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$22,500
		Flood Zone Code:	D
			Prior Sale Date:
			04/24/1991
			Prior Rec Date:
			1991.137431

Comp #6 - 1.14 Miles From Subject

Sale Price / Type:	\$18,000 /		
Sale / Rec Date:	06/29/2021 / 07/22/2021		
Year Built / Eff:		Lot Area:	92,782 Sq. Ft.
Assessed Value:	\$27,606	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Bailey Real Estate Investments LLC		Bedrooms:
Mailing Address:	3141 Stevens Creek Blvd, San Jose, CA 95117-1141		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-471-16-0000	Zoning:	Stories:
Subdivision:		Acres:	2.13
Census Tct / Blk:		Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	Prior Sale Date:
		Flood Zone Code:	D
			Prior Rec Date:
			02/13/1989
			Prior Sale Doc #:
			1989.51717

Comp #7 - 1.14 Miles From Subject

Sale Price / Type:	\$52,000 /		
Sale / Rec Date:	04/19/2021 / 04/20/2021		
Year Built / Eff:		Lot Area:	202,554 Sq. Ft.
Assessed Value:	\$12,672	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Snipe Equipment LLC		Bedrooms:
Mailing Address:			Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-471-14-0000	Zoning:	
Subdivision:		Acres:	4.65
Census Tct / Blk:		Cooling:	
1st Mtg / Type:		Fireplace:	
Res / Comm Units:		Parking Type:	
		Flood Zone Code:	D
			Stories:
			Roof Material:
			Prior Sale Price:
			Prior Sale Date:
			Prior Rec Date:
			Prior Sale Doc #:

Comp #8 - 1.15 Miles From Subject

Sale Price / Type:	\$411,500 /		
Sale / Rec Date:	04/01/2021 / 04/02/2021		
Year Built / Eff:		Lot Area:	628,571 Sq. Ft.
Assessed Value:	\$39,580	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Cooley Scott M / Scott M Cooley 1997 Trust		Bedrooms:
Mailing Address:	15900 Kennedy Rd, Los Gatos, CA 95032-6531		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-071-13-0000	Zoning:	
Subdivision:		Acres:	14.43
Census Tct / Blk:		Cooling:	
1st Mtg / Type:		Fireplace:	
Res / Comm Units:		Parking Type:	
		Flood Zone Code:	D
			Stories:
			Roof Material:
			Prior Sale Price:
			Prior Sale Date:
			Prior Rec Date:
			Prior Sale Doc #:

Comp #9 - 1.28 Miles From Subject

Sale Price / Type:	\$25,000 /		
Sale / Rec Date:	07/12/2021 / 07/22/2021		
Year Built / Eff:		Lot Area:	154,202 Sq. Ft.
Assessed Value:	\$20,064	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Moridi Kambiz / The Family Trust Of Kambz Moridi		Bedrooms:
Mailing Address:	17458 Blivewater Ct #40354, Riverside, CA 92503		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0472-292-27-0000	Zoning:	
Subdivision:		Acres:	3.54
Census Tct / Blk:		Cooling:	
1st Mtg / Type:		Fireplace:	
Res / Comm Units:		Parking Type:	
		Flood Zone Code:	D
			Stories:
			Roof Material:
			Prior Sale Price:
			Prior Sale Date:
			Prior Rec Date:
			Prior Sale Doc #:

Comp #10 - 1.39 Miles From Subject

Sale Price / Type:	\$20,000 /		
Sale / Rec Date:	05/24/2021 / 07/07/2021		
Year Built / Eff:		Lot Area:	100,188 Sq. Ft.
Assessed Value:	\$24,024	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Matins Fernando Torres / Bravo Marilu Maya		Bedrooms:
Mailing Address:	10767 Hemlock Ave, Hesperia, CA 92345-2414		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-421-10-0000	Zoning:	Stories:
Subdivision:		Acres:	2.30
Census Tct / Blk:		Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$15,000
		Flood Zone Code:	D
			Prior Sale Date:
			Prior Rec Date:
			06/08/1993
			Prior Sale Doc #:
			1993.242936

Comp #11 - 1.44 Miles From Subject**Kimshew Rd, Apple Valley, CA 92307**

Sale Price / Type:	\$45,000 /		
Sale / Rec Date:	02/18/2021 / 04/16/2021		
Year Built / Eff:		Lot Area:	382,021 Sq. Ft.
Assessed Value:	\$20,611	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Moreno Jesus / Sanchez Teresa		Bedrooms:
Mailing Address:	4080 W 1st St #227, Santa Ana, CA 92703-4081		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-092-47-0000	Zoning:	Stories:
Subdivision:		Acres:	8.77
Census Tct / Blk:	009714 / 1024	Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$20,000
		Flood Zone Code:	D
			Prior Sale Date:
			Prior Rec Date:
			04/16/2019
			Prior Sale Doc #:
			2019.172064

Comp #12 - 1.47 Miles From Subject**Stoddard Wells Rd, Apple Valley, CA 92307**

Sale Price / Type:	\$20,000 /		
Sale / Rec Date:	07/17/2020 / 08/14/2020		
Year Built / Eff:		Lot Area:	77,046 Sq. Ft.
Assessed Value:	\$20,000	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Cristobal Fe A		Bedrooms:
Mailing Address:	11144 Louise Ave, Granada Hills, CA 91344-4103		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-061-29-0000	Zoning:	Stories:
Subdivision:		Acres:	1.77
Census Tct / Blk:	009714 / 1024	Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$26,000
		Flood Zone Code:	D
			Prior Sale Date:
			Prior Rec Date:
			12/30/1998
			Prior Sale Doc #:
			1998.557658

Comp #13 - 1.61 Miles From Subject**Altadena St, Apple Valley, CA 92307**

Sale Price / Type:	\$39,000 /		
Sale / Rec Date:	05/04/2021 / 05/06/2021		
Year Built / Eff:		Lot Area:	217,800 Sq. Ft.
Assessed Value:	\$81,167	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Harrison Michael / Harrison Lisette		Bedrooms:
Mailing Address:	3535 Inland Empire Blvd, Ontario, CA 91764-4908		Baths (F / H):
County:	San Bernardino	Zoning:	Total Rooms:
APN:	0463-371-16-0000	Acres:	5.00
Subdivision:		Cooling:	
Census Tct / Blk:	009714 / 1024	Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$15,000
		Prior Sale Date:	
		Prior Rec Date:	09/04/1986
		Prior Sale Doc #:	1986.254178

Comp #14 - 1.70 Miles From Subject

Sale Price / Type:	\$19,000 /		
Sale / Rec Date:	03/08/2021 / 04/02/2021		
Year Built / Eff:		Lot Area:	114,563 Sq. Ft.
Assessed Value:	\$4,407	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Flores Carlos Hernandez / Flores Francisco Hernandez		Bedrooms:
Mailing Address:	3834 E 6th St, Los Angeles, CA 90023-1808		Baths (F / H):
County:	San Bernardino	Zoning:	Total Rooms:
APN:	0463-041-22-0000	Acres:	2.63
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$9,500
		Prior Sale Date:	
		Prior Rec Date:	10/04/1990
		Prior Sale Doc #:	1990.396650

Comp #15 - 1.72 Miles From Subject

Sale Price / Type:	\$100,000 /		
Sale / Rec Date:	02/12/2021 / 02/26/2021		
Year Built / Eff:		Lot Area:	422,532 Sq. Ft.
Assessed Value:	\$40,945	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	M4gc Inc		Bedrooms:
Mailing Address:	72380 Tanglewood Ln, Rancho Mirage, CA 92270-4050		Baths (F / H):
County:	San Bernardino	Zoning:	Total Rooms:
APN:	0463-371-04-0000	Acres:	9.70
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Stories:	
		Roof Material:	
		Prior Sale Price:	
		Prior Sale Date:	
		Prior Rec Date:	03/27/2002
		Prior Sale Doc #:	2002.150413

Comp #16 - 1.75 Miles From Subject

Sale Price / Type:	\$525,000 /		
Sale / Rec Date:	07/13/2021 / 07/16/2021		
Year Built / Eff:		Lot Area:	1,089,000 Sq. Ft.
Assessed Value:	\$102,582	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Deaguiar Tony R / Deaguiar Jodie K		Bedrooms:
Mailing Address:	5486 Industrial Pkwy, San Bernardino, CA 92407-1855		Baths (F / H):
County:	San Bernardino	Zoning:	
APN:	0463-371-05-0000	Acres:	25.00
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
			Stories:
			Roof Material:
			Prior Sale Price:
			Prior Sale Date:
			Prior Rec Date:
			Prior Sale Doc #:

Comp #17 - 1.93 Miles From Subject**Colusa Rd, Apple Valley, CA 92307**

Sale Price / Type:	\$85,000 /		
Sale / Rec Date:	04/27/2021 / 06/17/2021		
Year Built / Eff:		Lot Area:	108,900 Sq. Ft.
Assessed Value:	\$4,800	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Arana Allan Roga / Arana Charmaine A		Bedrooms:
Mailing Address:	3823 S Maryland Pkwy #N5, Las Vegas, NV 89119-7543		Baths (F / H):
County:	San Bernardino	Zoning:	
APN:	0463-081-13-0000	Acres:	2.50
Subdivision:		Cooling:	
Census Tct / Blk:	009714 / 1024	Fireplace:	
1st Mtg / Type:	\$42,500 /	Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
			Stories:
			Roof Material:
			Prior Sale Price:
			Prior Sale Date:
			Prior Rec Date:
			Prior Sale Doc #:

Comp #18 - 1.99 Miles From Subject**Dale Evans Pkwy, Apple Valley, CA 92307**

Sale Price / Type:	\$52,500 /		
Sale / Rec Date:	08/18/2020 / 09/01/2020		
Year Built / Eff:		Lot Area:	92,347 Sq. Ft.
Assessed Value:	\$52,500	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Balleras Julio M / Balleras Misuela		Bedrooms:
Mailing Address:	128 E 220th St, Carson, CA 90745-3005		Baths (F / H):
County:	San Bernardino	Zoning:	
APN:	0463-371-41-0000	Acres:	2.12
Subdivision:		Cooling:	
Census Tct / Blk:	009714 / 1024	Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
			Stories:
			Roof Material:
			Prior Sale Price:
			Prior Sale Date:
			Prior Rec Date:
			Prior Sale Doc #:

Comp #19 - 2.03 Miles From Subject

Sale Price / Type:	\$30,000 /				
Sale / Rec Date:	12/11/2020 / 01/04/2021				
Year Built / Eff:		Lot Area:	95,396 Sq. Ft.		
Assessed Value:	\$20,372	Living Area:			
Land Use:	Vacant Land (NEC)	Pool:			
Owner Name:	Maurer Paul F / Maurer Secora		Bedrooms:	0	
Mailing Address:	Po Box 3211, Huntington Beach, CA 92605-3211		Baths (F / H):	0 / 0	
County:	San Bernardino	Zoning:		Total Rooms:	
APN:	0463-292-05-0000	Acres:	2.19	Stories:	
Subdivision:		Cooling:		Roof Material:	
Census Tct / Blk:		Fireplace:		Prior Sale Price:	\$45,000
1st Mtg / Type:		Parking Type:		Prior Sale Date:	06/26/2008
Res / Comm Units:		Flood Zone Code:	D	Prior Rec Date:	09/19/2008
				Prior Sale Doc #:	2008.424888

Comp #20 - 2.08 Miles From Subject

Sale Price / Type:	\$375,000 /				
Sale / Rec Date:	03/17/2021 / 06/17/2021				
Year Built / Eff:		Lot Area:	101,495 Sq. Ft.		
Assessed Value:	\$25,700	Living Area:			
Land Use:	Vacant Land (NEC)	Pool:			
Owner Name:	Thurner Galen		Bedrooms:	0	
Mailing Address:	38759 Valle Vis, Murrieta, CA 92562-9321		Baths (F / H):	0 / 0	
County:	San Bernardino	Zoning:		Total Rooms:	
APN:	0472-285-12-0000	Acres:	2.33	Stories:	
Subdivision:		Cooling:		Roof Material:	
Census Tct / Blk:		Fireplace:		Prior Sale Price:	\$115,000
1st Mtg / Type:		Parking Type:		Prior Sale Date:	12/08/2005
Res / Comm Units:		Flood Zone Code:	D	Prior Rec Date:	12/12/2005
				Prior Sale Doc #:	2005.942724

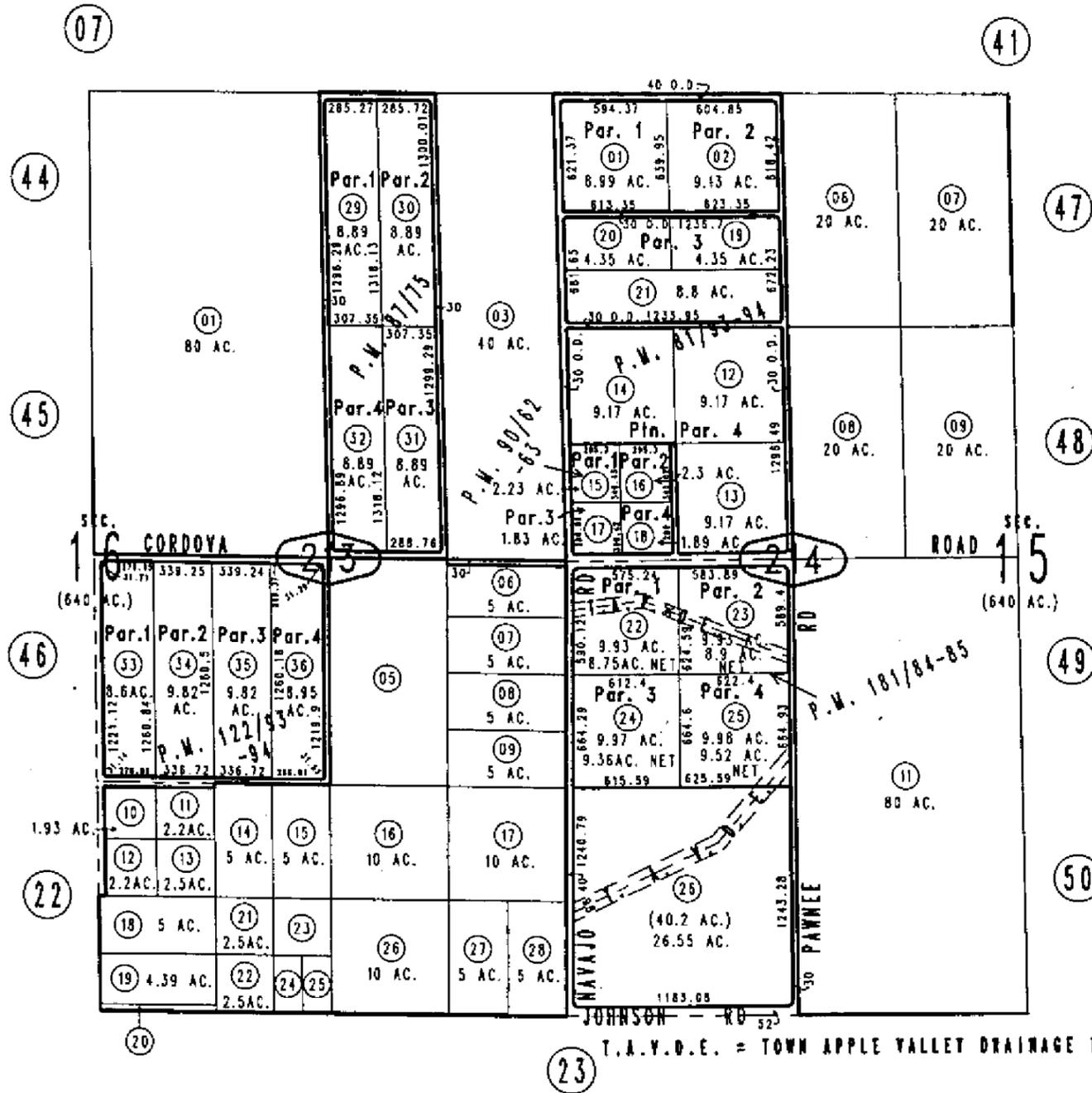
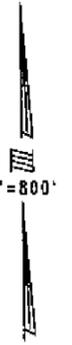
Disclaimer: This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance, commitment or preliminary report, or any form of title insurance or guaranty. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without the issuing party's prior written consent. The issuing party does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that the issuing party's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that the issuing party would not have issued this report but for the limitation of liability described above. The issuing party makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.

School information is copyrighted and provided by GreatSchools.org.

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Sec.15&16, T.6N.,R.3W., S.B.B.&M.

City of Apple Valley 0463-21
Tax Rate Area
21027



Parcel Map No. 14418, P.M. 181/84-85
 Parcel Map No. 10410, P.M. 122/93-94
 Parcel Map No. 8585, P.M. 90/62-63
 Parcel Map No. 8448, P.M. 87/75
 Pln. Parcel Map No. 7960, P.M. 81/93-94

June 2004

Assessor's Map
 Book 0463 Page 21
 San Bernardino County

REVISED

+ FIRST AMERICAN TITLE, 1SB,
AD08

SAN BERNARDINO, CA

08/05/2021 08:40PM IXQT

PAGE 1 OF 2

SAN BERNARDINO 2020-21 TAX
ROLL

ORDER SEARCH RESULTS

ORDER: 0000000

TOF: 0

COMMENT:

**PAYMENTS AS OF 07/16/2021
SEARCH PARAMETERS**

ENTERED APN: 0463-213-09-0-000

✓ APN: 0463-213-09-0-000 BILL: 20200411737 DATE: 09/22/2020

TRA: 021027 - TOWN OF APPLE VALLEY ACQ DATE: 04/25/2013 DOC#: 2013-171333

LEGAL: S 1/2 SE 1/4 NE 1/4 SE 1/4 SEC 16 TP 6N R 3W 5 AC

SITUS: NAVAJO RD APPLE VALLEY CA 92307

MAIL: 7850 S DEAN MARTIN DR #502 LAS VEGAS NV 89139

FOR 2020-21 TAX YEAR

ASSESSED OWNER(S) 2020-21 ASSESSED VALUES

ROSS CARL E LIVING TRUST 5/23/91 LAND 95,709
SAFARI ROSS FAMILY TRUST 6/10/04

TAXABLE 95,709

2020-21 TAXES 1ST INST 2ND INST TOTAL TAX

2020-21 TAXES	1ST INST	2ND INST	TOTAL TAX
STATUS	PAID	PAID	
PAYMENT DATE	12/08/2020	04/12/2021	
DELINQUENT DATE	12/10/2020	04/12/2021	
INSTALLMENT	625.16	625.10	1,250.26
PENALTY	62.52	72.51	135.03
BALANCE DUE	0.00	0.00	0.00

WARNINGS AND/OR COMMENTS

** NO BONDS OR PRIOR YEAR DELQ TAXES **

ASSESSMENT DETAIL

FUND	TYPE	AMOUNT	DESCRIPTION OF ASSESSMENT(S)
WF01-SP03	FIRE SUPR	86.55	APPLE VALLEY FIRE SUPP
		86.55	TOTAL OF SPECIAL ASSESSMENTS

ADDITIONAL PROPERTY INFORMATION

TAX CODE: 1 COUNTY USE CODE: 0000 VESTING: TC
TAX RATE: 1.048400%
STANDARD LAND USE: VACANT LAND (NEC)

CURRENT OPEN ORDERS

TOF	COMPANY	ORDER	DATE
03	FA	0000000	08/05/2021

CONDITIONS, DISCLAIMERS AND EXCLUSIONS:

This Tax Certificate/Tax Order Report does not constitute a report on or certification of: (1) mineral (productive and/or non-productive) taxes or leases; (2) personal property taxes; or (3) other non ad valorem taxes (such as paving liens, stand-by charges or maintenance assessments).

**+ FIRST AMERICAN TITLE, 1SB,
AD08**

SAN BERNARDINO, CA

08/05/2021 08:40PM IXQT

PAGE 2 OF 2

**SAN BERNARDINO 2020-21 TAX
ROLL**

ORDER SEARCH RESULTS

ORDER: 0000000

TOF: 0

COMMENT:

Data Trace Information Services LLC ("Data Trace") may have warranted the accuracy of this Tax Certificate/Tax Order Report to its customer (the "Data Trace Customer") pursuant to the terms and conditions of a written tax service agreement between Data Trace and said Data Trace Customer (the "Tax Service Agreement"). Any such warranty (hereinafter, "Data Trace Customer Warranty") does not: (a) extend to a third party bearer of this Tax Certificate/Tax Order Report; (b) cover any changes made to the records of the taxing authority after the "payments as of," "paid," or "payment" dates delineated above; and (c) cover any invalid tax information shown on the records of the taxing authority or resulting from an error by the Data Trace Customer (including, without limitation, submission of incorrect property information by said Data Trace Customer). DATA TRACE MAKES NO WARRANTIES (EXPRESS OR IMPLIED) WITH RESPECT TO THIS TAX CERTIFICATE/TAX ORDER REPORT OTHER THAN (WHERE APPLICABLE) THE DATA TRACE CUSTOMER WARRANTY. Any and all claims under a Data Trace Customer Warranty must be submitted to Data Trace by the corresponding Data Trace Customer and are subject to the terms and conditions set forth in the pertinent Tax Service Agreement (including, without limitation, the filing deadlines applicable to such claims). In some jurisdictions Data Trace's validation of a Tax Certificate/Tax Order Report is required to activate a Data Trace Customer Warranty.

END OF SEARCH



LARRY WALKER
Auditor/Controller - Recorder
693 United Title

RECORDING REQUESTED BY:
United Title Company - Inland Empire Div.

AND WHEN RECORDED MAIL THIS
DOCUMENT AND TAX STATEMENTS TO:
BRETT A. FEINBERG
200 WEST MADISON STREET, #3900
CHICAGO IL 60606

Doc #: 2008-0133184



Titles:	1	Pages:	2
Fees		22.00	
Taxes		363.00	
Other		.00	
PAID		385.00	

Title Order No. 50710876
Escrow No. 3007026-RG

Space above this line for Recorder's use

A.P.N. 0463-213-09-0-000

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

City Transfer Tax is \$.00
County Transfer Tax is \$363.00

- (X) Computed on the full consideration or value of property conveyed
- OR
- () Computed on the full consideration or value less liens or encumbrances remaining at time of sale
- (X) Unincorporated Area, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Dewalt A. Myers, A Single Man hereby **GRANT(S)** to FR/CAL 3 APPLE VALLEY, LLC, a Delaware limited liability company, the real property in the Unincorporated Area, County of San Bernardino, State of California, described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

COMMONLY KNOWN AS: VACANT Land, Apple Valley, CA

Dated: March 14, 2008

STATE OF CALIFORNIA }
COUNTY OF San Bernardino } ss

Dewalt A. Myers
Dewalt A. Myers

On 3/26/08 before me
Dana L. Bassler, Notary Public,
personally appeared Dewalt A. Myers



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.

Signature *Dana L. Bassler*

EXHIBIT "A"

THE SOUTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 16, TOWNSHIP 6 NORTH RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, EXCEPTING THEREFROM A NON-EXCLUSIVE EASEMENT OF 30 FEET ALONG THE SOUTHERLY AND EASTERLY BOUNDARIES FOR INGRESS AND EGRESS AND ALSO EXCEPTING THEREFROM A NON-EXCLUSIVE EASEMENT OF 15 FEET ALONG THE WESTERLY BOUNDARY FOR INGRESS AND EGRESS.

FIRST AMERICAN TITLE INSURANCE COMPANY



DENNIS DRAEGER
ASSESSOR - RECORDER - CLERK
691 First American

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Mr. Carl Ross
7850 S. Dean Martin Drive, Suite 502
Las Vegas, Nevada 89139

Doc #: 2013-0171333



Titles:	1	Pages:	7
Fees		63.00	
Taxes	**	Conf	**
Other		.00	
PAID		63.00	

MAIL TAX STATEMENT TO:

Mr. Carl Ross
7850 S. Dean Martin Drive, Suite 502
Las Vegas, Nevada 89139

(Space Above Line for Recorder's Use Only)

APNs: 0463-201-34, 0463-201-42, 0463-201-56, 0463-213-03, 0463-213-05, 0463-213-07, 0463-213-08, 0463-213-09, 0463-213-29, 0463-213-33, 0463-213-34, 0463-213-35, 0463-213-36, 0463-214-06, 0463-214-07, 0463-214-08, 0463-214-09 and 0463-214-26

Not of public record

GRANT DEED

In accordance with Section 11932 of the California Revenue and Taxation Code, Grantor has declared the amount of the transfer tax which is due by a separate statement that is not being recorded with this Grant Deed.

FOR VALUE RECEIVED, FR/CAL 3 APPLE VALLEY, LLC, a Delaware limited liability company ("Grantor"), grants to Carl E. Ross, as Trustee of the Carl E. Ross Living Trust dated May 23, 1991, as to an undivided 52% interest, Carl E. Ross, as Trustee of the Safari Ross Family Trust dated June 10, 2004, as to an undivided 24% interest, and Carl E. Ross, as Trustee of the Remington Ross Family Trust dated June 10, 2004, as to an undivided 24% interest, as tenants in common (collectively, "Grantee"), all that certain real property situated in the City of Apple Valley, County of San Bernardino, State of California, described on Exhibit A attached hereto and by this reference incorporated herein (the "Property").

SUBJECT TO the following:

- (a) All liens, encumbrances, easements, covenants, conditions, restrictions and other matters of record;
- (b) All matters which a correct survey of the Property would disclose;
- (c) All matters which could be ascertained by a physical inspection of the Property;
- (d) Interests of parties in possession;

MAIL TAX STATEMENT TO
RETURN ADDRESS ABOVE

(e) Any and all liens not yet delinquent for real property and personal property taxes and for general and special assessments against the Property; and

(f) Building and zoning ordinances and regulations and any other laws, ordinances, or governmental regulations restricting, regulating or relating to the use, occupancy or enjoyment of the Property.

***[Remainder of page intentionally left blank,
signatures commence on following page]***

IN WITNESS WHEREOF, the Grantor has caused its corporate name to be hereunto subscribed as of April 25, 2013.

FR/CAL 3 APPLE VALLEY, LLC, a Delaware limited liability company

By: FirstCal Industrial 3, LLC, a Delaware limited liability company, its sole member

By: California State Teachers' Retirement System, a public entity, its manager

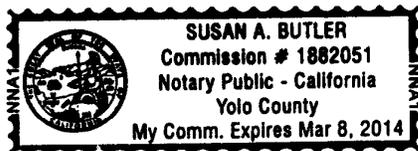
By: *Steven Tong*
Steven Tong
Director, Innovation & Risk
(Print Name and Title)

STATE OF CALIFORNIA)
) ss:
COUNTY OF YOLO)

On April 19, 2013, before me, Susan A. Butler,
Notary Public, personally appeared STEVEN TONG,
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.



Jim P. [Signature]
Notary Public

EXHIBIT A
LEGAL DESCRIPTION
[SEE ATTACHED]

Exhibit "A"

LEGAL DESCRIPTION

Real property in the Town of Apple Valley, County of San Bernardino, State of California, described as follows:

PARCEL A:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

EXCEPTING THEREFROM THE INTEREST IN THE SOUTH 40 FEET OF SAID LAND WHICH WAS GRANTED FOR HIGHWAY PURPOSES TO THE COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA BY DEED RECORDED AUGUST 19, 1957, IN BOOK 4305, PAGE 457, OFFICIAL RECORDS.

PARCEL B:

THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER, AND THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

EXCEPTING THEREFROM ONE-HALF OF ONE-SIXTH OF ALL OIL, GAS AND OTHER MINERAL DEPOSITS IN THE LAND SO PATENTED, TOGETHER WITH THE RIGHT TO PROTECT FOR, MINE AND REMOVE THE SAME, AS RESERVED IN THE DEED RECORDED SEPTEMBER 15, 1924, IN BOOK 872, PAGE 1 OF DEEDS.

PARCEL C:

THE LAND AS SHOWN ON THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. DN107-09 EVIDENCED BY DOCUMENT RECORDED JUNE 5, 2009 AS INSTRUMENT NO. 2009-0245866 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED IN THE DOCUMENT AS FOLLOWS:

ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO GOVERNMENT SURVEY, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 14, LYING SOUTH 01° 02' 06" EAST, 297.01 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 14;

THENCE NORTH 89° 21' 16" EAST, A DISTANCE OF 2449.92 FEET;

THENCE SOUTH 00° 47' 12" EAST, A DISTANCE OF 61.00 FEET;

THENCE NORTH 89° 21' 16" EAST, A DISTANCE OF 192.00 FEET TO THE POINT OF TERMINATION ON THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 14, SAID POINT LIES SOUTH 00° 47' 12" EAST, 358.00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 14.

PARCEL D:

THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

PARCEL E:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF APPLE VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL F:

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL G:

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

PARCEL H:

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN.

EXCEPTING THEREFROM A NON-EXCLUSIVE EASEMENT OF 30 FEET ALONG THE SOUTHERLY AND EASTERLY BOUNDARIES FOR INGRESS AND EGRESS AND ALSO EXCEPTING THEREFROM A NON-EXCLUSIVE EASEMENT OF 15 FEET ALONG THE WESTERLY BOUNDARY FOR INGRESS AND EGRESS.

PARCEL I:

PARCEL 1 OF PARCEL MAP 8448, AS RECORDED IN PARCEL MAP BOOK 87, PAGE 75, RECORDS OF SAN BERNARDINO COUNTY.

PARCEL J:

PARCELS 1, 2, 3, AND 4 OF PARCEL MAP 10410 AS RECORDED IN PARCEL MAP BOOK NO. 122, PAGES 93 AND 94, RECORDS OF SAID COUNTY.

PARCEL K:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL L:

THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL M:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL N:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL O:

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE EXTERIOR BOUNDARIES OF PARCEL MAP 14418, AS SHOWN BY MAP ON FILE IN BOOK 181 PAGES 84 AND 85 OF PARCEL MAPS, IN THE OFFICE OF SAID COUNTY RECORDER.

SAID LEGAL DESCRIPTION IS PURSUANT TO THAT CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 4, 1996 AS INSTRUMENT NO. 96-445548, OFFICIAL RECORDS.

APN: 0463-201-34-0-000 (Affects : Parcel A); 0463-201-42-0-000 (Affects : Parcel B); 0463-201-56-0-000 (Affects : Parcel C); 0463-213-03-0-000 (Affects : Parcel D); 0463-213-05-0-000 (Affects : Parcel E); 0463-213-07-0-000 (Affects : Parcel F); 0463-213-08-0-000 (Affects : Parcel G); 0463-213-09-0-000 (Affects : Parcel H); 0463-213-29-0-000 (Affects Parcel I); 0463-213-33-0-000 (Affects : A portion of Parcel J); 0463-213-34-0-000 (Affects : A portion of Parcel J); 0463-213-35-0-000 (Affects : A portion of Parcel J); 0463-213-36-0-000 (affects : A portion of Parcel J); 0463-214-06-0-000 (Affects : Parcel K); 0463-214-07-0-000 (Affects : Parcel L); 0463-214-08-0-000 (Affects : Parcel M); 0463-214-09-0-000 (Affects : Parcel N) and 0463-214-26-0-000 (Affects : Parcel O)



First American Title™

San Bernardino County

1855 W. Redlands Boulevard, Suite 100 · Redlands, CA 92373
PHONE 909.381.6411

ADDRESS

QUARRY RD

APPLE VALLEY, CA 92307

APN

0463-213-29-0000

Property Detail Report

Quarry Rd, Apple Valley, CA 92307

APN: 0463-213-29-0000

San Bernardino County Data as of: 07/22/2021

Owner Information

Owner Name: Ross Carl E Living Trust / 91 / Safari Ross Family Trust / 04
Vesting: Living Trust
Mailing Address: 7850 Dean Martin Dr #502, Las Vegas, NV 89139-6606
Occupancy: Absentee Owner

Location Information

Legal Description: Parcel Map 8448 Parcel 1
APN: 0463-213-29-0000
Munic / Twnshp: Hesperia
Subdivision:
Neighborhood:
Elementary School: Sycamore Rocks Ele...
Latitude: 34.61377
Alternate APN: 0463-213-29-0000
Twnshp-Rng-Sec:
Tract #:
School District: Apple Valley Unified School District
Middle School: Phoenix Academy
Longitude: -117.19307
County: San Bernardino, CA
Census Tract / Block: 009714 / 1024
Legal Lot / Block:
Legal Book / Page: 0463 / 213
High School: Granite Hills High...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 04/25/2013 / 04/25/2013
Buyer Name: Ross Carl E Living Trust
Price: \$7,100,000
Seller Name: FR / Cal 3 Apple Valley LLC
Transfer Doc #: 2013.171333
Deed Type: Grant Deed

Last Market Sale

Sale / Rec Date: 04/25/2013 / 04/25/2013
Multi / Split Sale: Y
1st Mtg Amt / Type:
2nd Mtg Amt / Type:
Seller Name: FR / Cal 3 Apple Valley LLC
Lender:
Sale Price / Type: \$7,100,000 / Full Value
Price / Sq. Ft.:
1st Mtg Rate / Type:
2nd Mtg Rate / Type:
Deed Type: Grant Deed
New Construction:
1st Mtg Doc #: N/A
Sale Doc #: 2013.171333
Title Company: First American Tit...

Prior Sale Information

Sale / Rec Date: 03/17/2006 / 03/24/2006
1st Mtg Amt / Type:
Prior Lender:
Sale Price / Type: \$178,000 / Full Value
1st Mtg Rate / Type:
Prior Deed Type: Deed
Prior Sale Doc #: 2006.200295

Property Characteristics

Gross Living Area:
Living Area:
Total Adj. Area:
Above Grade:
Basement Area:
Style:
Foundation:
Quality:
Condition:
Total Rooms: 0
Bedrooms:
Baths (F / H):
Pool:
Fireplace:
Cooling:
Heating:
Exterior Wall:
Construction Type:
Year Built / Eff:
Stories:
Parking Type:
Garage #:
Garage Area:
Porch Type:
Patio Type:
Roof Type:
Roof Material:

Site Information

Land Use: Vacant Land (NEC)
State Use:
County Use: 0000 - Vacant Land
Site Influence: Type Unknown
Flood Zone Code: D
Community Name: Town Of Apple Valley
Lot Area: 387,248 Sq. Ft.
Lot Width / Depth:
Usable Lot:
Acres: 8.89
Flood Map #: 06071C5830H
Flood Panel #: 5830H
Zoning:
of Buildings: 2
Res / Comm Units:
Water / Sewer Type: Public / No
Flood Map Date: 08/28/2008
Inside SFHA: False

Tax Information

Assessed Year: 2021
Tax Year: 2020
Tax Area: 021-027
Property Tax: \$1,934.81
Exemption:
Assessed Value: \$153,584
Land Value: \$153,584
Improvement Value:
Improved %:
Delinquent Year:
Market Total Value:
Market Land Value:
Market Imprv Value:
Market Imprv %:

Sales Comparables

Quarry Rd, Apple Valley, CA 92307

APN: 0463-213-29-0000

San Bernardino County Data as of: 07/22/2021

Subject Property

Quarry Rd, Apple Valley, CA 92307

Sale Price / Type:	\$7,100,000 / Full Value	Lot Area:	387,248 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	04/25/2013 / 04/25/2013	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$153,584	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	8.89	Roof Material:	
Owner Name:	Ross Carl E Living Trust / 91 / Safari Ross Family Trust / 04	Cooling:		Prior Sale Price:	\$178,000
Mailing Address:	7850 Dean Martin Dr #502, Las Vegas, NV 89139-6606	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	03/24/2006
APN:	0463-213-29-0000	Flood Zone Code:	D	Prior Sale Doc #:	2006.200295
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Search Criteria

# Months Back:	12	Distance From Subject:	5 mi
Living Area	35.0 +/-	Land Use:	Same As Subject
Difference:			

20 Comparable Properties Found

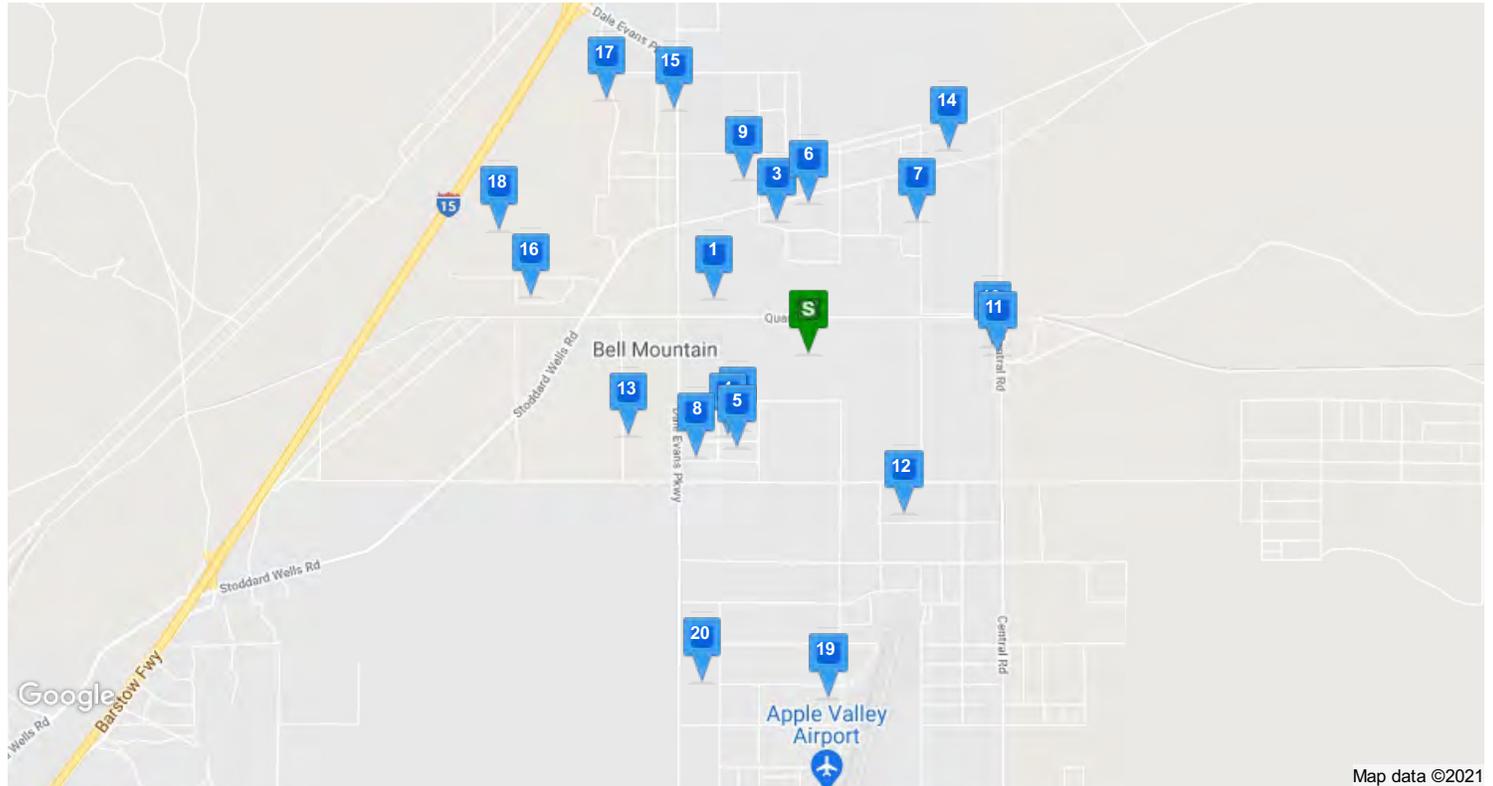
COMPARABLE PROPERTY SUMMARY				
	Subject	Low	Average	High
Price	\$7,100,000	\$18,000	\$173,600	\$1,350,000
Living Area		0	0	0
Price / Sq. Ft.				
Bedrooms		0	0	0
Baths		0	0	0
Lot Area	387,248 Sq. Ft.	77,046 Sq. Ft.	212,627 Sq. Ft.	871,200 Sq. Ft.
Stories				
Year Built				
Distance		0.65 mi	1.29 mi	2.21 mi

Sales Comparables

Quarry Rd, Apple Valley, CA 92307

APN: 0463-213-29-0000

San Bernardino County Data as of: 07/22/2021



Subject Property Comparables

COMPARABLES

#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.65			04/01/2021	\$411,500						628,571	
2	0.71		Doberman St, Apple Valley, CA 92307	07/22/2020	\$72,000						189,486	
3	0.77			05/24/2021	\$20,000						100,188	
4	0.78		Doberman St, Apple Valley, CA 92307	07/23/2020	\$38,000						89,135	
5	0.80			06/03/2021	\$95,000						99,317	
6	0.86		Stoddard Wells Rd, Apple Valley, CA 92307	07/17/2020	\$20,000						77,046	
7	1.00		Kimshew Rd, Apple Valley, CA 92307	02/18/2021	\$45,000						382,021	
8	1.00		Shepherd St, Apple Valley, CA 92307	10/07/2020	\$195,000						94,089	
9	1.08			03/08/2021	\$19,000						114,563	
10	1.15			04/19/2021	\$52,000						202,554	
11	1.18			06/29/2021	\$18,000						92,782	

12	1.23	Needham Ave, Apple Valley, CA 92307	07/22/2021	\$1,350,000	871,200
13	1.27		07/12/2021	\$25,000	154,202
14	1.47	Colusa Rd, Apple Valley, CA 92307	04/27/2021	\$85,000	108,900
15	1.66	Dale Evans Pkwy, Apple Valley, CA 92307	03/17/2021	\$375,000	96,703
16	1.75		03/17/2021	\$375,000	101,495
17	1.95		03/11/2021	\$77,500	108,464
18	2.04		09/15/2020	\$60,000	101,495
19	2.21	Altadena St, Apple Valley, CA 92307	05/04/2021	\$39,000	217,800
20	2.21		02/12/2021	\$100,000	422,532

L: Listed R: REO RS: REO Sale SS: Short Sale D: Default A: Auction

Comp #1 - 0.65 Miles From Subject

Sale Price / Type:	\$411,500 /		
Sale / Rec Date:	04/01/2021 / 04/02/2021		
Year Built / Eff:		Lot Area:	628,571 Sq. Ft.
Assessed Value:	\$39,580	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Cooley Scott M / Scott M Cooley 1997 Trust		Bedrooms:
Mailing Address:	15900 Kennedy Rd, Los Gatos, CA 95032-6531		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-071-13-0000	Zoning:	Stories:
Subdivision:		Acres:	14.43
Census Tct / Blk:		Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price: \$100,000
Res / Comm Units:		Parking Type:	Prior Sale Date: 02/12/2021
		Flood Zone Code: D	Prior Rec Date: 02/26/2021
			Prior Sale Doc #: 2021.92519

Comp #2 - 0.71 Miles From Subject**Doberman St, Apple Valley, CA 92307**

Sale Price / Type:	\$72,000 /		
Sale / Rec Date:	07/22/2020 / 08/10/2020		
Year Built / Eff:		Lot Area:	189,486 Sq. Ft.
Assessed Value:	\$72,000	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Balleras Julio M / Balleras Minsuela S		Bedrooms:
Mailing Address:	128 E 220th St, Carson, CA 90745-3005		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-461-13-0000	Zoning:	Stories:
Subdivision:		Acres:	4.35
Census Tct / Blk:	009714 / 1024	Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price: \$60,000
Res / Comm Units:		Parking Type:	Prior Sale Date:
		Flood Zone Code: D	Prior Rec Date: 06/07/1990
			Prior Sale Doc #: 1990.224193

Comp #3 - 0.77 Miles From Subject

Sale Price / Type:	\$20,000 /		
Sale / Rec Date:	05/24/2021 / 07/07/2021		
Year Built / Eff:		Lot Area:	100,188 Sq. Ft.
Assessed Value:	\$24,024	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Matins Fernando Torres / Bravo Marilu Maya		Bedrooms:
Mailing Address:	10767 Hemlock Ave, Hesperia, CA 92345-2414		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-421-10-0000	Zoning:	Stories:
Subdivision:		Acres:	2.30
Census Tct / Blk:		Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price: \$15,000
Res / Comm Units:		Parking Type:	Prior Sale Date:
		Flood Zone Code: D	Prior Rec Date: 06/08/1993
			Prior Sale Doc #: 1993.242936

Comp #4 - 0.78 Miles From Subject**Doberman St, Apple Valley, CA 92307**

Sale Price / Type:	\$38,000 /		
Sale / Rec Date:	07/23/2020 / 08/11/2020		
Year Built / Eff:		Lot Area:	89,135 Sq. Ft.
Assessed Value:	\$38,000	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Baliteras Julio M / Balleras Minsuela S		Bedrooms:
Mailing Address:	128 E 220th St, Carson, CA 90745-3005		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-461-12-0000	Zoning:	Stories:
Subdivision:		Acres:	2.05
Census Tct / Blk:	009714 / 1024	Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$25,000
		Flood Zone Code:	D
			Prior Rec Date:
			09/11/1990
			Prior Sale Doc #:
			1990.361234

Comp #5 - 0.80 Miles From Subject

Sale Price / Type:	\$95,000 /		
Sale / Rec Date:	06/03/2021 / 06/15/2021		
Year Built / Eff:		Lot Area:	99,317 Sq. Ft.
Assessed Value:	\$46,800	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Edu Rosita S / Edu JR Alberto		Bedrooms:
Mailing Address:	219 W 233rd St, Carson, CA 90745-5208		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-221-06-0000	Zoning:	Stories:
Subdivision:		Acres:	2.28
Census Tct / Blk:		Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$140,000
		Flood Zone Code:	D
			Prior Sale Date:
			09/23/2004
			Prior Sale Doc #:
			2004.694517

Comp #6 - 0.86 Miles From Subject**Stoddard Wells Rd, Apple Valley, CA 92307**

Sale Price / Type:	\$20,000 /		
Sale / Rec Date:	07/17/2020 / 08/14/2020		
Year Built / Eff:		Lot Area:	77,046 Sq. Ft.
Assessed Value:	\$20,000	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Cristobal Fe A		Bedrooms:
Mailing Address:	11144 Louise Ave, Granada Hills, CA 91344-4103		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-061-29-0000	Zoning:	Stories:
Subdivision:		Acres:	1.77
Census Tct / Blk:	009714 / 1024	Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$26,000
		Flood Zone Code:	D
			Prior Sale Date:
			12/30/1998
			Prior Sale Doc #:
			1998.557658

Comp #7 - 1.00 Miles From Subject**Kimshew Rd, Apple Valley, CA 92307**

Sale Price / Type:	\$45,000 /	Lot Area:	382,021 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	02/18/2021 / 04/16/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$20,611	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	8.77	Roof Material:	
Owner Name:	Moreno Jesus / Sanchez Teresa	Cooling:		Prior Sale Price:	\$20,000
Mailing Address:	4080 W 1st St #227, Santa Ana, CA 92703-4081	Fireplace:		Prior Sale Date:	04/16/2019
County:	San Bernardino	Parking Type:		Prior Rec Date:	05/29/2019
APN:	0463-092-47-0000	Flood Zone Code:	D	Prior Sale Doc #:	2019.172064
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #8 - 1.00 Miles From Subject**Shepherd St, Apple Valley, CA 92307**

Sale Price / Type:	\$195,000 /	Lot Area:	94,089 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	10/07/2020 / 10/15/2020	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$41,000	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.16	Roof Material:	
Owner Name:	Balleras Jennifer S / Varghese Lizy K	Cooling:		Prior Sale Price:	\$22,500
Mailing Address:	128 E 220th St, Carson, CA 90745-3005	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	04/24/1991
APN:	0463-221-15-0000	Flood Zone Code:	D	Prior Sale Doc #:	1991.137431
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #9 - 1.08 Miles From Subject

Sale Price / Type:	\$19,000 /	Lot Area:	114,563 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	03/08/2021 / 04/02/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$4,407	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.63	Roof Material:	
Owner Name:	Flores Carlos Hernandez / Flores Fransisco Hernandez	Cooling:		Prior Sale Price:	\$9,500
Mailing Address:	3834 E 6th St, Los Angeles, CA 90023-1808	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	10/04/1990
APN:	0463-041-22-0000	Flood Zone Code:	D	Prior Sale Doc #:	1990.396650
Subdivision:					
Census Tct / Blk:					
1st Mtg / Type:					
Res / Comm Units:					

Comp #10 - 1.15 Miles From Subject

Sale Price / Type:	\$52,000 /		
Sale / Rec Date:	04/19/2021 / 04/20/2021		
Year Built / Eff:		Lot Area:	202,554 Sq. Ft.
Assessed Value:	\$12,672	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Snipe Equipment LLC		Bedrooms:
Mailing Address:			Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-471-14-0000	Zoning:	
Subdivision:		Acres:	4.65
Census Tct / Blk:		Cooling:	
1st Mtg / Type:		Fireplace:	
Res / Comm Units:		Parking Type:	
		Flood Zone Code:	D
			Stories:
			Roof Material:
			Prior Sale Price:
			Prior Sale Date:
			Prior Rec Date:
			Prior Sale Doc #:

Comp #11 - 1.18 Miles From Subject

Sale Price / Type:	\$18,000 /		
Sale / Rec Date:	06/29/2021 / 07/22/2021		
Year Built / Eff:		Lot Area:	92,782 Sq. Ft.
Assessed Value:	\$27,606	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Bailey Real Estate Investments LLC		Bedrooms:
Mailing Address:	3141 Stevens Creek Blvd, San Jose, CA 95117-1141		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-471-16-0000	Zoning:	
Subdivision:		Acres:	2.13
Census Tct / Blk:		Cooling:	
1st Mtg / Type:		Fireplace:	
Res / Comm Units:		Parking Type:	
		Flood Zone Code:	D
			Stories:
			Roof Material:
			Prior Sale Price:
			Prior Sale Date:
			Prior Rec Date:
			Prior Sale Doc #:

Comp #12 - 1.23 Miles From Subject**Needham Ave, Apple Valley, CA 92307**

Sale Price / Type:	\$1,350,000 /		
Sale / Rec Date:	07/22/2021 / 07/22/2021		
Year Built / Eff:		Lot Area:	871,200 Sq. Ft.
Assessed Value:	\$31,702	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Boyd Katte		Bedrooms:
Mailing Address:	33 Gristmill Dr, Stafford, VA 22554-8505		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-232-04-0000	Zoning:	
Subdivision:		Acres:	20.00
Census Tct / Blk:	009714 / 1024	Cooling:	
1st Mtg / Type:		Fireplace:	
Res / Comm Units:		Parking Type:	
		Flood Zone Code:	D
			Stories:
			Roof Material:
			Prior Sale Price:
			Prior Sale Date:
			Prior Rec Date:
			Prior Sale Doc #:

Comp #13 - 1.27 Miles From Subject

Sale Price / Type:	\$25,000 /		
Sale / Rec Date:	07/12/2021 / 07/22/2021		
Year Built / Eff:		Lot Area:	154,202 Sq. Ft.
Assessed Value:	\$20,064	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Moridi Kambiz / The Family Trust Of Kambz Moridi		Bedrooms:
Mailing Address:	17458 Blivewater Ct #40354, Riverside, CA 92503		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0472-292-27-0000	Zoning:	Stories:
Subdivision:		Acres:	3.54
Census Tct / Blk:		Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$81,000
		Flood Zone Code:	D
			Prior Sale Date:
			Prior Rec Date:
			12/04/1997
			Prior Sale Doc #:
			1997.444958

Comp #14 - 1.47 Miles From Subject**Colusa Rd, Apple Valley, CA 92307**

Sale Price / Type:	\$85,000 /		
Sale / Rec Date:	04/27/2021 / 06/17/2021		
Year Built / Eff:		Lot Area:	108,900 Sq. Ft.
Assessed Value:	\$4,800	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Arana Allan Roga / Arana Charmaine A		Bedrooms:
Mailing Address:	3823 S Maryland Pkwy #N5, Las Vegas, NV 89119-7543		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-081-13-0000	Zoning:	Stories:
Subdivision:		Acres:	2.50
Census Tct / Blk:	009714 / 1024	Cooling:	Roof Material:
1st Mtg / Type:	\$42,500 /	Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$22,000
		Flood Zone Code:	D
			Prior Sale Date:
			Prior Rec Date:
			03/09/2011
			Prior Sale Doc #:
			2011.127708

Comp #15 - 1.66 Miles From Subject**Dale Evans Pkwy, Apple Valley, CA 92307**

Sale Price / Type:	\$375,000 /		
Sale / Rec Date:	03/17/2021 / 06/17/2021		
Year Built / Eff:		Lot Area:	96,703 Sq. Ft.
Assessed Value:	\$10,193	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Thurner Galen		Bedrooms:
Mailing Address:	38759 Valle Vis, Murrieta, CA 92562-9321		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0472-243-04-0000	Zoning:	Stories:
Subdivision:		Acres:	2.22
Census Tct / Blk:	009714 / 1024	Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$54,000
		Flood Zone Code:	D
			Prior Sale Date:
			Prior Rec Date:
			03/21/1996
			Prior Sale Doc #:
			1996.99375

Comp #16 - 1.75 Miles From Subject

Sale Price / Type:	\$375,000 /		
Sale / Rec Date:	03/17/2021 / 06/17/2021		
Year Built / Eff:		Lot Area:	101,495 Sq. Ft.
Assessed Value:	\$25,700	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Thurner Galen		
Mailing Address:	38759 Valle Vis, Murrieta, CA 92562-9321		
County:	San Bernardino	Zoning:	
APN:	0472-285-12-0000	Acres:	2.33
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Bedrooms:	0
		Baths (F / H):	0 / 0
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$115,000
		Prior Sale Date:	12/08/2005
		Prior Rec Date:	12/12/2005
		Prior Sale Doc #:	2005.942724

Comp #17 - 1.95 Miles From Subject

Sale Price / Type:	\$77,500 /		
Sale / Rec Date:	03/11/2021 / 04/07/2021		
Year Built / Eff:		Lot Area:	108,464 Sq. Ft.
Assessed Value:	\$29,997	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Gutierrez Jaime		
Mailing Address:	2530 Ontario Dr, Las Vegas, NV 89128-7800		
County:	San Bernardino	Zoning:	
APN:	0472-241-04-0000	Acres:	2.49
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Bedrooms:	
		Baths (F / H):	/ 0
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$18,000
		Prior Sale Date:	
		Prior Rec Date:	05/24/1990
		Prior Sale Doc #:	1990.205183

Comp #18 - 2.04 Miles From Subject

Sale Price / Type:	\$60,000 /		
Sale / Rec Date:	09/15/2020 / 09/16/2020		
Year Built / Eff:		Lot Area:	101,495 Sq. Ft.
Assessed Value:	\$60,000	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Su Stephen Kai Yan / Su Linda Kaori		
Mailing Address:			
County:	San Bernardino	Zoning:	
APN:	0472-262-03-0000	Acres:	2.33
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Bedrooms:	0
		Baths (F / H):	0 / 0
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	
		Prior Sale Date:	
		Prior Rec Date:	
		Prior Sale Doc #:	

Comp #19 - 2.21 Miles From Subject**Altadena St, Apple Valley, CA 92307**

Sale Price / Type:	\$39,000 /	Lot Area:	217,800 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	05/04/2021 / 05/06/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$81,167	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	5.00	Roof Material:	
Owner Name:	Harrison Michael / Harrison Lisette	Cooling:		Prior Sale Price:	\$15,000
Mailing Address:	3535 Inland Empire Blvd, Ontario, CA 91764-4908	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	09/04/1986
APN:	0463-371-16-0000	Flood Zone Code:	D	Prior Sale Doc #:	1986.254178
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #20 - 2.21 Miles From Subject

Sale Price / Type:	\$100,000 /	Lot Area:	422,532 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	02/12/2021 / 02/26/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$40,945	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	9.70	Roof Material:	
Owner Name:	M4gc Inc	Cooling:		Prior Sale Price:	
Mailing Address:	72380 Tanglewood Ln, Rancho Mirage, CA 92270-4050	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	03/27/2002
APN:	0463-371-04-0000	Flood Zone Code:	D	Prior Sale Doc #:	2002.150413
Subdivision:					
Census Tct / Blk:					
1st Mtg / Type:					
Res / Comm Units:					

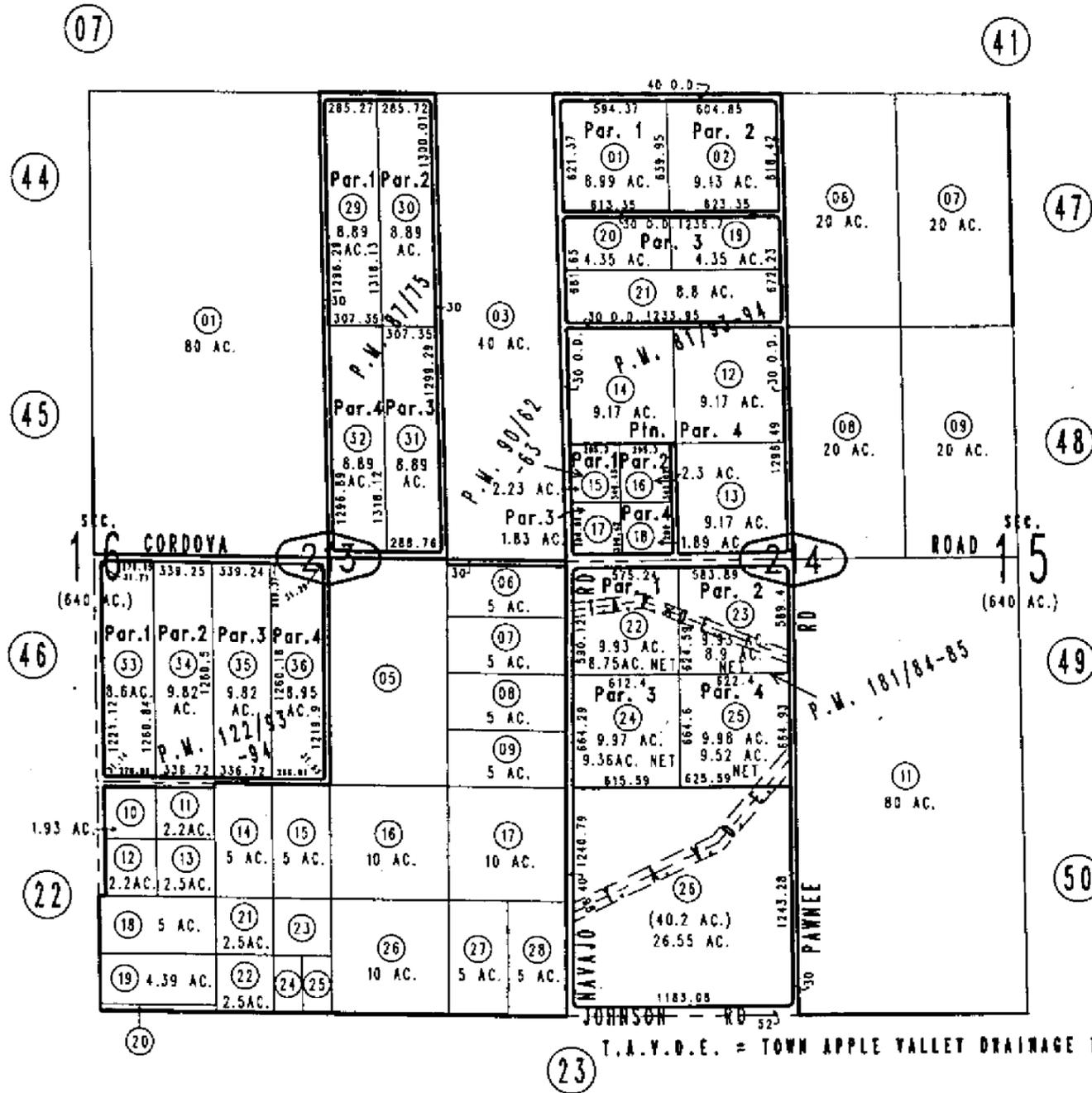
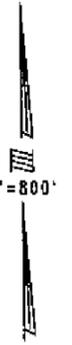
Disclaimer: This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance, commitment or preliminary report, or any form of title insurance or guaranty. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without the issuing party's prior written consent. The issuing party does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that the issuing party's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that the issuing party would not have issued this report but for the limitation of liability described above. The issuing party makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.

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THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Sec.15&16, T.6N.,R.3W., S.B.B.&M.

City of Apple Valley 0463-21
Tax Rate Area
21027



Parcel Map No. 14418, P.M. 181/84-85
 Parcel Map No. 10410, P.M. 122/93-94
 Parcel Map No. 8585, P.M. 90/62-63
 Parcel Map No. 8448, P.M. 87/75
 Pln. Parcel Map No. 7960, P.M. 81/93-94

June 2004

Assessor's Map
 Book 0463 Page 21
 San Bernardino County

REVISED

+ FIRST AMERICAN TITLE, 1SB,
AD08

SAN BERNARDINO, CA

08/05/2021 08:44PM IXQT

PAGE 1 OF 1

SAN BERNARDINO 2020-21 TAX
ROLL

ORDER SEARCH RESULTS

ORDER: 0000000

TOF: 0

COMMENT:

PAYMENTS AS OF 07/16/2021
SEARCH PARAMETERS

ENTERED APN: 0463-213-29-0-000

✓ APN: 0463-213-29-0-000 BILL: 20200411757

DATE: 09/22/2020

TRA: 021027 - TOWN OF APPLE VALLEY

ACQ DATE: 04/25/2013

DOC#: 2013-171333

LEGAL: PARCEL MAP 8448 PARCEL 1

SITUS: QUARRY RD APPLE VALLEY CA 92307

MAIL: 7850 S DEAN MARTIN DR #502 LAS VEGAS NV 89139

FOR 2020-21 TAX YEAR

ASSESSED OWNER(S)

2020-21 ASSESSED VALUES

ROSS CARL E LIVING TRUST 5/23/91

LAND

152,009

SAFARI ROSS FAMILY TRUST 6/10/04

TAXABLE

152,009

2020-21 TAXES

1ST INST

2ND INST

TOTAL TAX

STATUS

PAID

PAID

PAYMENT DATE

12/08/2020

04/12/2021

DELINQUENT DATE

12/10/2020

04/12/2021

INSTALLMENT

967.43

967.38

1,934.81

PENALTY

96.75

106.73

203.48

BALANCE DUE

0.00

0.00

0.00

WARNINGS AND/OR COMMENTS

** NO BONDS OR PRIOR YEAR DELQ TAXES **

ASSESSMENT DETAIL

FUND TYPE

AMOUNT

DESCRIPTION OF ASSESSMENT(S)

WF01-SP03 FIRE SUPR

86.55

APPLE VALLEY FIRE SUPP

86.55

TOTAL OF SPECIAL ASSESSMENTS

ADDITIONAL PROPERTY INFORMATION

TAX CODE: 1

COUNTY USE CODE: 0000

VESTING: TC

TAX RATE: 1.048400%

STANDARD LAND USE: VACANT LAND (NEC)

CONDITIONS, DISCLAIMERS AND EXCLUSIONS:

This Tax Certificate/Tax Order Report does not constitute a report on or certification of: (1) mineral (productive and/or non-productive) taxes or leases; (2) personal property taxes; or (3) other non ad valorem taxes (such as paving liens, stand-by charges or maintenance assessments).

Data Trace Information Services LLC ("Data Trace") may have warranted the accuracy of this Tax Certificate/Tax Order Report to its customer (the "Data Trace Customer") pursuant to the terms and conditions of a written tax service agreement between Data Trace and said Data Trace Customer (the "Tax Service Agreement"). Any such warranty (hereinafter, "Data Trace Customer Warranty") does not: (a) extend to a third party bearer of this Tax Certificate/Tax Order Report; (b) cover any changes made to the records of the taxing authority after the "payments as of," "paid," or "payment" dates delineated above; and (c) cover any invalid tax information shown on the records of the taxing authority or resulting from an error by the Data Trace Customer (including, without limitation, submission of incorrect property information by said Data Trace Customer). DATA TRACE MAKES NO WARRANTIES (EXPRESS OR IMPLIED) WITH RESPECT TO THIS TAX CERTIFICATE/TAX ORDER REPORT OTHER THAN (WHERE APPLICABLE) THE DATA TRACE CUSTOMER WARRANTY. Any and all claims under a Data Trace Customer Warranty must be submitted to Data Trace by the corresponding Data Trace Customer and are subject to the terms and conditions set forth in the pertinent Tax Service Agreement (including, without limitation, the filing deadlines applicable to such claims). In some jurisdictions Data Trace's validation of a Tax Certificate/Tax Order Report is required to activate a Data Trace Customer Warranty.

END OF SEARCH



LARRY WALKER
Auditor/Controller - Recorder

815 First American Title

Doc #: 2006-0200295



Titles:	1	Pages:	2
Fees		29.00	
Taxes		195.80	
Other		.00	
PAID		224.80	

RECORDING REQUESTED BY
First American Title Insurance Company
National Commercial Services

AND WHEN RECORDED MAIL TO:
Carl E. Ross Living Trust
9501 Kingsgate Court
Las Vegas, NV 89145

NCS-221418-DH

Space Above This Line for Recorder's Use Only

A.P.N.: 0463-213-29

File No.: NCS-221418-ONT1 (TW)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$195.80; CITY TRANSFER TAX \$0.00;
SURVEY MONUMENT FEE \$

- 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 **Apple Valley**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Douglas W. DeJong and Catherine A. DeJong, as Trustees of the DeJong Living Trust dated January 19, 2004.**

hereby GRANTS to **Carl E. Ross, Trustee of the Carl E. Ross Living Trust dated 5/23/91**

the following described property in the City of **Apple Valley**, County of **San Bernardino**, State of **California**:

PARCEL 1 OF PARCEL MAP 8448, AS RECORDED IN PARCEL MAP BOOK 87, PAGE 75, RECORDS OF SAN BERNARDINO COUNTY.

Dated: 03/13/2006

Douglas W. DeJong and Catherine A. DeJong, as Trustees of the DeJong Living Trust dated January 19, 2004.

Douglas W. DeJong
Douglas W. DeJong, Trustee

Catherine A. DeJong
Catherine A. DeJong, Trustee

STATE OF CALIFORNIA)SS
COUNTY OF SAN BERNARDINO)

On MARCH 15, 2006, before me, GERALD STACHOWICZ,
Notary Public, personally appeared

DOUGLAS W. DE JONG, AND CATHERINE A. DE JONG, personally known to me
~~(or 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.

WITNESS my hand and official seal.



Signature

Gerald Stachowicz

My Commission Expires: MARCH 3, 2010

This area for official notarial seal

Notary Name: GERALD STACHOWICZ

Notary Phone: 760-244-6145

Notary Registration Number: 1643536

County of Principal Place of Business: SAN BERNARDINO

FIRST AMERICAN TITLE

Electronically Recorded in Official Records, County of San Bernardino

7/03/2007
11:39 AM
BGJ



LARRY WALKER
Auditor/Controller - Recorder
708 First American - GM

RECORDING REQUESTED BY
FIRST AMERICAN TITLE
AND WHEN RECORDED MAIL TO:

*First Industrial Realty
898 N. Sepulveda Blvd
STE 750
El Segundo Ca 90245*

Doc #: 2007-0394031



Titles: 1 Pages: 2
Fees 41.00
Taxes ** Conf **
Other .00
PAID 41.00

A.P.N.: 0463-213-03,29

Order No.: 2686608

Escrow No.: 7-1669-KH

kh 021027

Space Above This Line for Recorder's Use Only

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$ (NOT OF PUBLIC RECORD)
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale,

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
CARL E. ROSS, TRUSTEE OF THE CARL E. ROSS LIVING TRUST DATED MAY 23, 1991

hereby GRANT(S) to FR/CAL 3 APPLE VALLEY, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

the following described property in the Town of APPLE VALLEY, County of SAN BERNARDINO State of California;
APN #0463-213-03:

THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

APN #0463-213-29:

PARCEL 1 OF PARCEL MAP 8448, AS RECORDED IN PARCEL MAP BOOK 87, PAGE 75, RECORDS OF SAN BERNARDINO COUNTY.

Document Date: February 8, 2007

CARL E. ROSS, TRUSTEE OF THE CARL E.
ROSS LIVING TRUST DATED MAY 23, 1991

By: *Carl E. Ross Trustee*
CARL E. ROSS, TRUSTEE

GRANT DEED CONTINUED ON NEXT PAGE

Mail Tax Statements to: SAME AS ABOVE

A.P.N.: 0463-213-03,05,29,33,34,35,36

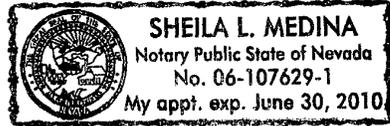
CONTINUATION OF GRANT DEED

STATE OF ~~CALIFORNIA~~ ^{Nevada})
 COUNTY OF ~~Clark~~) JSS
 On May 8, 2007 before me, Sheila L. Medina xxxxxx
 Notary Public, personally appeared CARL E. ROSS xxxxxxxx.

personally known to me (or 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.

WITNESS my hand and official seal.

Signature Sheila L. Medina



This area for official notarial seal.

FIRST AMERICAN TITLE INSURANCE COMPANY



DENNIS DRAEGER
ASSESSOR - RECORDER - CLERK
691 First American

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Mr. Carl Ross
7850 S. Dean Martin Drive, Suite 502
Las Vegas, Nevada 89139

Doc #: 2013-0171333



Titles:	1	Pages:	7
Fees		63.00	
Taxes	**	Conf	**
Other		.00	
PAID		63.00	

MAIL TAX STATEMENT TO:

Mr. Carl Ross
7850 S. Dean Martin Drive, Suite 502
Las Vegas, Nevada 89139

(Space Above Line for Recorder's Use Only)

APNs: 0463-201-34, 0463-201-42, 0463-201-56, 0463-213-03, 0463-213-05, 0463-213-07, 0463-213-08, 0463-213-09, 0463-213-29, 0463-213-33, 0463-213-34, 0463-213-35, 0463-213-36, 0463-214-06, 0463-214-07, 0463-214-08, 0463-214-09 and 0463-214-26

Not of public record

GRANT DEED

In accordance with Section 11932 of the California Revenue and Taxation Code, Grantor has declared the amount of the transfer tax which is due by a separate statement that is not being recorded with this Grant Deed.

FOR VALUE RECEIVED, FR/CAL 3 APPLE VALLEY, LLC, a Delaware limited liability company ("Grantor"), grants to Carl E. Ross, as Trustee of the Carl E. Ross Living Trust dated May 23, 1991, as to an undivided 52% interest, Carl E. Ross, as Trustee of the Safari Ross Family Trust dated June 10, 2004, as to an undivided 24% interest, and Carl E. Ross, as Trustee of the Remington Ross Family Trust dated June 10, 2004, as to an undivided 24% interest, as tenants in common (collectively, "Grantee"), all that certain real property situated in the City of Apple Valley, County of San Bernardino, State of California, described on Exhibit A attached hereto and by this reference incorporated herein (the "Property").

SUBJECT TO the following:

- (a) All liens, encumbrances, easements, covenants, conditions, restrictions and other matters of record;
- (b) All matters which a correct survey of the Property would disclose;
- (c) All matters which could be ascertained by a physical inspection of the Property;
- (d) Interests of parties in possession;

MAIL TAX STATEMENT TO
RETURN ADDRESS ABOVE

(e) Any and all liens not yet delinquent for real property and personal property taxes and for general and special assessments against the Property; and

(f) Building and zoning ordinances and regulations and any other laws, ordinances, or governmental regulations restricting, regulating or relating to the use, occupancy or enjoyment of the Property.

***[Remainder of page intentionally left blank,
signatures commence on following page]***

EXHIBIT A
LEGAL DESCRIPTION
[SEE ATTACHED]

Exhibit "A"

LEGAL DESCRIPTION

Real property in the Town of Apple Valley, County of San Bernardino, State of California, described as follows:

PARCEL A:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

EXCEPTING THEREFROM THE INTEREST IN THE SOUTH 40 FEET OF SAID LAND WHICH WAS GRANTED FOR HIGHWAY PURPOSES TO THE COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA BY DEED RECORDED AUGUST 19, 1957, IN BOOK 4305, PAGE 457, OFFICIAL RECORDS.

PARCEL B:

THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER, AND THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

EXCEPTING THEREFROM ONE-HALF OF ONE-SIXTH OF ALL OIL, GAS AND OTHER MINERAL DEPOSITS IN THE LAND SO PATENTED, TOGETHER WITH THE RIGHT TO PROTECT FOR, MINE AND REMOVE THE SAME, AS RESERVED IN THE DEED RECORDED SEPTEMBER 15, 1924, IN BOOK 872, PAGE 1 OF DEEDS.

PARCEL C:

THE LAND AS SHOWN ON THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. DN107-09 EVIDENCED BY DOCUMENT RECORDED JUNE 5, 2009 AS INSTRUMENT NO. 2009-0245866 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED IN THE DOCUMENT AS FOLLOWS:

ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO GOVERNMENT SURVEY, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 14, LYING SOUTH 01° 02' 06" EAST, 297.01 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 14;

THENCE NORTH 89° 21' 16" EAST, A DISTANCE OF 2449.92 FEET;

THENCE SOUTH 00° 47' 12" EAST, A DISTANCE OF 61.00 FEET;

THENCE NORTH 89° 21' 16" EAST, A DISTANCE OF 192.00 FEET TO THE POINT OF TERMINATION ON THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 14, SAID POINT LIES SOUTH 00° 47' 12" EAST, 358.00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 14.

PARCEL D:

THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

PARCEL E:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF APPLE VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL F:

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL G:

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

PARCEL H:

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN.

EXCEPTING THEREFROM A NON-EXCLUSIVE EASEMENT OF 30 FEET ALONG THE SOUTHERLY AND EASTERLY BOUNDARIES FOR INGRESS AND EGRESS AND ALSO EXCEPTING THEREFROM A NON-EXCLUSIVE EASEMENT OF 15 FEET ALONG THE WESTERLY BOUNDARY FOR INGRESS AND EGRESS.

PARCEL I:

PARCEL 1 OF PARCEL MAP 8448, AS RECORDED IN PARCEL MAP BOOK 87, PAGE 75, RECORDS OF SAN BERNARDINO COUNTY.

PARCEL J:

PARCELS 1, 2, 3, AND 4 OF PARCEL MAP 10410 AS RECORDED IN PARCEL MAP BOOK NO. 122, PAGES 93 AND 94, RECORDS OF SAID COUNTY.

PARCEL K:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL L:

THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL M:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL N:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL O:

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE EXTERIOR BOUNDARIES OF PARCEL MAP 14418, AS SHOWN BY MAP ON FILE IN BOOK 181 PAGES 84 AND 85 OF PARCEL MAPS, IN THE OFFICE OF SAID COUNTY RECORDER.

SAID LEGAL DESCRIPTION IS PURSUANT TO THAT CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 4, 1996 AS INSTRUMENT NO. 96-445548, OFFICIAL RECORDS.

APN: 0463-201-34-0-000 (Affects : Parcel A); 0463-201-42-0-000 (Affects : Parcel B); 0463-201-56-0-000 (Affects : Parcel C); 0463-213-03-0-000 (Affects : Parcel D); 0463-213-05-0-000 (Affects : Parcel E); 0463-213-07-0-000 (Affects : Parcel F); 0463-213-08-0-000 (Affects : Parcel G); 0463-213-09-0-000 (Affects : Parcel H); 0463-213-29-0-000 (Affects Parcel I); 0463-213-33-0-000 (Affects : A portion of Parcel J); 0463-213-34-0-000 (Affects : A portion of Parcel J); 0463-213-35-0-000 (Affects : A portion of Parcel J); 0463-213-36-0-000 (affects : A portion of Parcel J); 0463-214-06-0-000 (Affects : Parcel K); 0463-214-07-0-000 (Affects : Parcel L); 0463-214-08-0-000 (Affects : Parcel M); 0463-214-09-0-000 (Affects : Parcel N) and 0463-214-26-0-000 (Affects : Parcel O)



First American Title™

San Bernardino County

1855 W. Redlands Boulevard, Suite 100 · Redlands, CA 92373
PHONE 909.381.6411

ADDRESS

DACHSHUND AVE

APPLE VALLEY, CA 92307

APN

0463-213-33-0000

Property Detail Report

Dachshund Ave, Apple Valley, CA 92307

APN: 0463-213-33-0000

San Bernardino County Data as of: 07/22/2021

Owner Information

Owner Name: Ross Carl E Living Trust / 91 / Safari Ross Family Trust / 04
Vesting: Living Trust
Mailing Address: 7850 Dean Martin Dr #502, Las Vegas, NV 89139-6606
Occupancy: Absentee Owner

Location Information

Legal Description: Parcel Map 10410 Parcel 1
APN: 0463-213-33-0000
Munic / Twnshp: Hesperia
Subdivision:
Neighborhood:
Elementary School: Sycamore Rocks Ele...
Latitude: 34.60644
Alternate APN: 0463-213-33-0000
Township-Rng-Sec:
Tract #:
School District: Apple Valley Unified School District
Middle School: Phoenix Academy
Longitude: -117.1975
County: San Bernardino, CA
Census Tract / Block: 009714 / 1024
Legal Lot / Block:
Legal Book / Page: 0463 / 213
High School: Granite Hills High...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 04/25/2013 / 04/25/2013
Buyer Name: Ross Carl E Living Trust
Price: \$7,100,000
Seller Name: FR / Cal 3 Apple Valley LLC
Transfer Doc #: 2013.171333
Deed Type: Grant Deed

Last Market Sale

Sale / Rec Date: 04/25/2013 / 04/25/2013
Multi / Split Sale: Y
1st Mtg Amt / Type:
2nd Mtg Amt / Type:
Seller Name: FR / Cal 3 Apple Valley LLC
Lender:
Sale Price / Type: \$7,100,000 / Full Value
Price / Sq. Ft.:
1st Mtg Rate / Type:
2nd Mtg Rate / Type:
Deed Type: Grant Deed
New Construction:
1st Mtg Doc #: N/A
Sale Doc #: 2013.171333
Title Company: First American Tit...

Prior Sale Information

Sale / Rec Date: 10/26/2005 / 11/02/2005
1st Mtg Amt / Type:
Prior Lender:
Sale Price / Type: \$1,669,000 / Full Value
1st Mtg Rate / Type:
Prior Deed Type: Deed
Prior Sale Doc #: 2005.826775

Property Characteristics

Gross Living Area:
Living Area:
Total Adj. Area:
Above Grade:
Basement Area:
Style:
Foundation:
Quality:
Condition:
Total Rooms: 0
Bedrooms:
Baths (F / H):
Pool:
Fireplace:
Cooling:
Heating:
Exterior Wall:
Construction Type:
Year Built / Eff:
Stories:
Parking Type:
Garage #:
Garage Area:
Porch Type:
Patio Type:
Roof Type:
Roof Material:

Site Information

Land Use: Vacant Land (NEC)
State Use:
County Use: 0000 - Vacant Land
Site Influence: Type Unknown
Flood Zone Code: D
Community Name: Town Of Apple Valley
Lot Area: 374,616 Sq. Ft.
Lot Width / Depth:
Usable Lot:
Acres: 8.6
Flood Map #: 06071C5830H
Flood Panel #: 5830H
Zoning:
of Buildings: 2
Res / Comm Units:
Water / Sewer Type: / No
Flood Map Date: 08/28/2008
Inside SFHA: False

Tax Information

Assessed Year: 2021
Tax Year: 2020
Tax Area: 021-027
Property Tax: \$1,866.34
Exemption:
Assessed Value: \$147,894
Land Value: \$147,894
Improvement Value:
Improved %:
Delinquent Year:
Market Total Value:
Market Land Value:
Market Imprv Value:
Market Imprv %:

Sales Comparables

Dachshund Ave, Apple Valley, CA 92307

APN: 0463-213-33-0000

San Bernardino County Data as of: 07/22/2021

Subject Property

Dachshund Ave, Apple Valley, CA 92307

Sale Price / Type:	\$7,100,000 / Full Value	Lot Area:	374,616 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	04/25/2013 / 04/25/2013	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$147,894	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	8.60	Roof Material:	
Owner Name:	Ross Carl E Living Trust / 91 / Safari Ross Family Trust / 04	Cooling:		Prior Sale Price:	\$1,669,000
Mailing Address:	7850 Dean Martin Dr #502, Las Vegas, NV 89139-6606	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	11/02/2005
APN:	0463-213-33-0000	Flood Zone Code:	D	Prior Sale Doc #:	2005.826775
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Search Criteria

# Months Back:	12	Distance From Subject:	5 mi
Living Area	35.0 +/-	Land Use:	Same As Subject
Difference:			

20 Comparable Properties Found

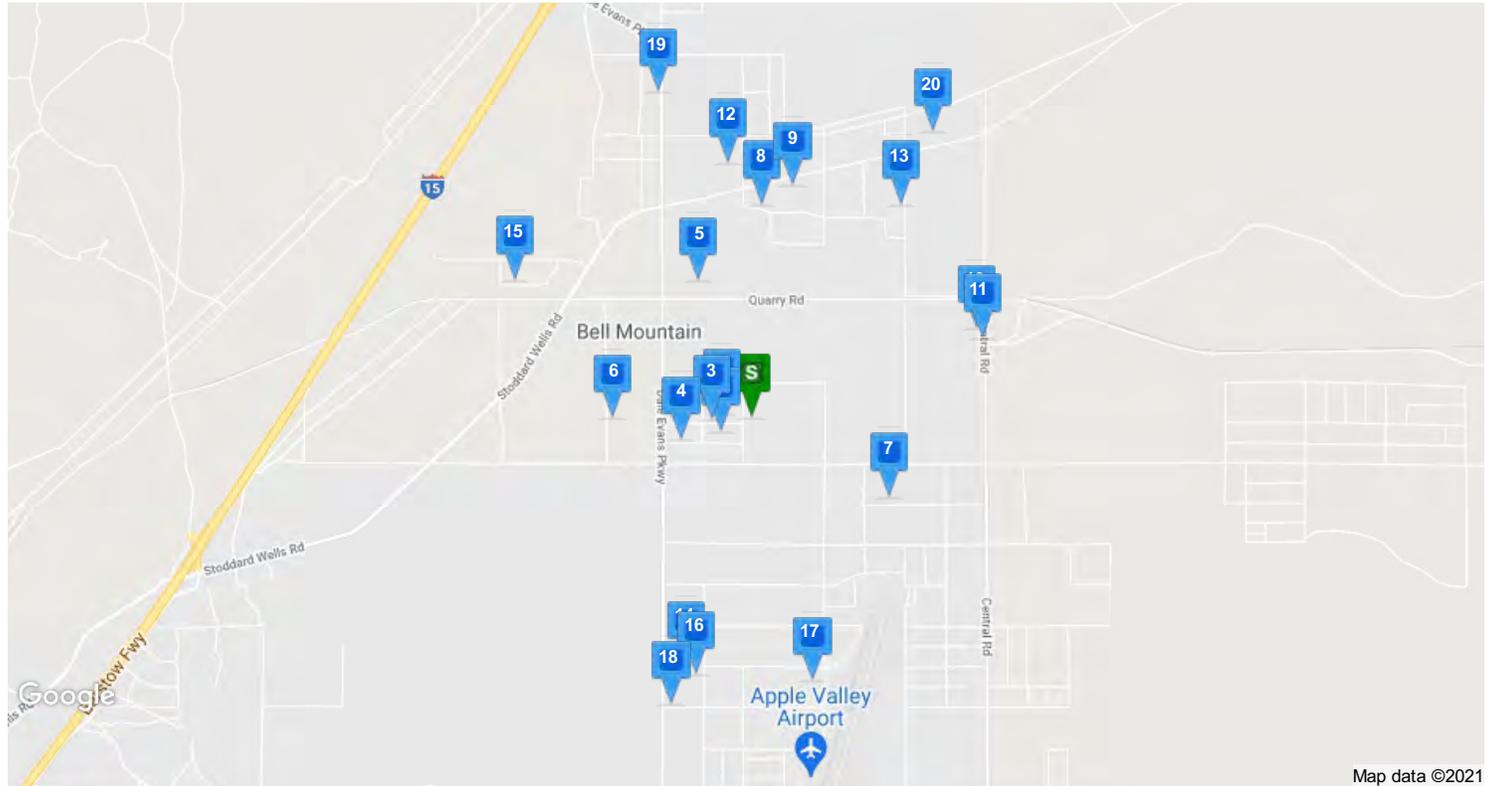
COMPARABLE PROPERTY SUMMARY				
	Subject	Low	Average	High
Price	\$7,100,000	\$18,000	\$195,600	\$1,350,000
Living Area		0	0	0
Price / Sq. Ft.				
Bedrooms		0	0	0
Baths		0	0	0
Lot Area	374,616 Sq. Ft.	77,046 Sq. Ft.	261,197 Sq. Ft.	1,089,000 Sq. Ft.
Stories				
Year Built				
Distance		0.20 mi	1.27 mi	2.03 mi

Sales Comparables

Dachshund Ave, Apple Valley, CA 92307

APN: 0463-213-33-0000

San Bernardino County Data as of: 07/22/2021



Map data ©2021

 Subject Property  Comparables

COMPARABLES

#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.20		Doberman St, Apple Valley, CA 92307	07/22/2020	\$72,000						189,486	
2	0.25			06/03/2021	\$95,000						99,317	
3	0.27		Doberman St, Apple Valley, CA 92307	07/23/2020	\$38,000						89,135	
4	0.49		Shepherd St, Apple Valley, CA 92307	10/07/2020	\$195,000						94,089	
5	0.84			04/01/2021	\$411,500						628,571	
6	0.87			07/12/2021	\$25,000						154,202	
7	1.02		Needham Ave, Apple Valley, CA 92307	07/22/2021	\$1,350,000						871,200	
8	1.25			05/24/2021	\$20,000						100,188	
9	1.38		Stoddard Wells Rd, Apple Valley, CA 92307	07/17/2020	\$20,000						77,046	
10	1.48			04/19/2021	\$52,000						202,554	
11	1.49			06/29/2021	\$18,000						92,782	

12	1.51		03/08/2021	\$19,000	114,563
13	1.55	Kimshew Rd, Apple Valley, CA 92307	02/18/2021	\$45,000	382,021
14	1.66		02/12/2021	\$100,000	422,532
15	1.67		03/17/2021	\$375,000	101,495
16	1.71		07/13/2021	\$525,000	1,089,000
17	1.75	Altadena St, Apple Valley, CA 92307	05/04/2021	\$39,000	217,800
18	1.93	Dale Evans Pkwy, Apple Valley, CA 92307	08/18/2020	\$52,500	92,347
19	2.02	Dale Evans Pkwy, Apple Valley, CA 92307	03/17/2021	\$375,000	96,703
20	2.03	Colusa Rd, Apple Valley, CA 92307	04/27/2021	\$85,000	108,900

L: Listed R: REO RS: REO Sale SS: Short Sale D: Default A: Auction

Comp #1 - 0.20 Miles From Subject**Doberman St, Apple Valley, CA 92307**

Sale Price / Type:	\$72,000 /	Lot Area:	189,486 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	07/22/2020 / 08/10/2020	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$72,000	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	4.35	Roof Material:	
Owner Name:	Balleras Julio M / Balleras Minsuela S	Cooling:		Prior Sale Price:	\$60,000
Mailing Address:	128 E 220th St, Carson, CA 90745-3005	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	06/07/1990
APN:	0463-461-13-0000	Flood Zone Code:	D	Prior Sale Doc #:	1990.224193
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #2 - 0.25 Miles From Subject

Sale Price / Type:	\$95,000 /	Lot Area:	99,317 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	06/03/2021 / 06/15/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$46,800	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.28	Roof Material:	
Owner Name:	Edu Rosita S / Edu JR Alberto	Cooling:		Prior Sale Price:	\$140,000
Mailing Address:	219 W 233rd St, Carson, CA 90745-5208	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	09/23/2004
APN:	0463-221-06-0000	Flood Zone Code:	D	Prior Sale Doc #:	2004.694517
Subdivision:					
Census Tct / Blk:					
1st Mtg / Type:					
Res / Comm Units:					

Comp #3 - 0.27 Miles From Subject**Doberman St, Apple Valley, CA 92307**

Sale Price / Type:	\$38,000 /	Lot Area:	89,135 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	07/23/2020 / 08/11/2020	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$38,000	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.05	Roof Material:	
Owner Name:	Baliteras Julio M / Balleras Minsuela S	Cooling:		Prior Sale Price:	\$25,000
Mailing Address:	128 E 220th St, Carson, CA 90745-3005	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	09/11/1990
APN:	0463-461-12-0000	Flood Zone Code:	D	Prior Sale Doc #:	1990.361234
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #4 - 0.49 Miles From Subject**Shepherd St, Apple Valley, CA 92307**

Sale Price / Type:	\$195,000 /	Lot Area:	94,089 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	10/07/2020 / 10/15/2020	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$41,000	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.16	Roof Material:	
Owner Name:	Balleras Jennifer S / Varghese Lizy K	Cooling:		Prior Sale Price:	\$22,500
Mailing Address:	128 E 220th St, Carson, CA 90745-3005	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	04/24/1991
APN:	0463-221-15-0000	Flood Zone Code:	D	Prior Sale Doc #:	1991.137431
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #5 - 0.84 Miles From Subject

Sale Price / Type:	\$411,500 /	Lot Area:	628,571 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	04/01/2021 / 04/02/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$39,580	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	14.43	Roof Material:	
Owner Name:	Cooley Scott M / Scott M Cooley 1997 Trust	Cooling:		Prior Sale Price:	\$100,000
Mailing Address:	15900 Kennedy Rd, Los Gatos, CA 95032-6531	Fireplace:		Prior Sale Date:	02/12/2021
County:	San Bernardino	Parking Type:		Prior Rec Date:	02/26/2021
APN:	0463-071-13-0000	Flood Zone Code:	D	Prior Sale Doc #:	2021.92519
Subdivision:					
Census Tct / Blk:					
1st Mtg / Type:					
Res / Comm Units:					

Comp #6 - 0.87 Miles From Subject

Sale Price / Type:	\$25,000 /	Lot Area:	154,202 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	07/12/2021 / 07/22/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$20,064	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	3.54	Roof Material:	
Owner Name:	Moridi Kambiz / The Family Trust Of Kambz Moridi	Cooling:		Prior Sale Price:	\$81,000
Mailing Address:	17458 Blivewater Ct #40354, Riverside, CA 92503	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	12/04/1997
APN:	0472-292-27-0000	Flood Zone Code:	D	Prior Sale Doc #:	1997.444958
Subdivision:					
Census Tct / Blk:					
1st Mtg / Type:					
Res / Comm Units:					

Comp #7 - 1.02 Miles From Subject**Needham Ave, Apple Valley, CA 92307**

Sale Price / Type:	\$1,350,000 /	Lot Area:	871,200 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	07/22/2021 / 07/22/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$31,702	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	20.00	Roof Material:	
Owner Name:	Boyd Katte	Cooling:		Prior Sale Price:	
Mailing Address:	33 Gristmill Dr, Stafford, VA 22554-8505	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	
APN:	0463-232-04-0000	Flood Zone Code:	D	Prior Sale Doc #:	
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #8 - 1.25 Miles From Subject

Sale Price / Type:	\$20,000 /	Lot Area:	100,188 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	05/24/2021 / 07/07/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$24,024	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.30	Roof Material:	
Owner Name:	Matins Fernando Torres / Bravo Marilu Maya	Cooling:		Prior Sale Price:	\$15,000
Mailing Address:	10767 Hemlock Ave, Hesperia, CA 92345-2414	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	06/08/1993
APN:	0463-421-10-0000	Flood Zone Code:	D	Prior Sale Doc #:	1993.242936
Subdivision:					
Census Tct / Blk:					
1st Mtg / Type:					
Res / Comm Units:					

Comp #9 - 1.38 Miles From Subject**Stoddard Wells Rd, Apple Valley, CA 92307**

Sale Price / Type:	\$20,000 /	Lot Area:	77,046 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	07/17/2020 / 08/14/2020	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$20,000	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	1.77	Roof Material:	
Owner Name:	Cristobal Fe A	Cooling:		Prior Sale Price:	\$26,000
Mailing Address:	11144 Louise Ave, Granada Hills, CA 91344-4103	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	12/30/1998
APN:	0463-061-29-0000	Flood Zone Code:	D	Prior Sale Doc #:	1998.557658
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #10 - 1.48 Miles From Subject

Sale Price / Type:	\$52,000 /		
Sale / Rec Date:	04/19/2021 / 04/20/2021		
Year Built / Eff:		Lot Area:	202,554 Sq. Ft.
Assessed Value:	\$12,672	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Snipe Equipment LLC		Bedrooms:
Mailing Address:			Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-471-14-0000	Zoning:	
Subdivision:		Acres:	4.65
Census Tct / Blk:		Cooling:	
1st Mtg / Type:		Fireplace:	
Res / Comm Units:		Parking Type:	
		Flood Zone Code:	D
			Stories:
			Roof Material:
			Prior Sale Price:
			Prior Sale Date:
			Prior Rec Date:
			Prior Sale Doc #:

Comp #11 - 1.49 Miles From Subject

Sale Price / Type:	\$18,000 /		
Sale / Rec Date:	06/29/2021 / 07/22/2021		
Year Built / Eff:		Lot Area:	92,782 Sq. Ft.
Assessed Value:	\$27,606	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Bailey Real Estate Investments LLC		Bedrooms:
Mailing Address:	3141 Stevens Creek Blvd, San Jose, CA 95117-1141		Baths (F / H):
County:	San Bernardino	Zoning:	
APN:	0463-471-16-0000	Acres:	2.13
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
			Stories:
			Roof Material:
			Prior Sale Price:
			Prior Sale Date:
			Prior Rec Date:
			Prior Sale Doc #:

Comp #12 - 1.51 Miles From Subject

Sale Price / Type:	\$19,000 /		
Sale / Rec Date:	03/08/2021 / 04/02/2021		
Year Built / Eff:		Lot Area:	114,563 Sq. Ft.
Assessed Value:	\$4,407	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Flores Carlos Hernandez / Flores Fransisco Hernandez		Bedrooms:
Mailing Address:	3834 E 6th St, Los Angeles, CA 90023-1808		Baths (F / H):
County:	San Bernardino	Zoning:	
APN:	0463-041-22-0000	Acres:	2.63
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
			Stories:
			Roof Material:
			Prior Sale Price:
			Prior Sale Date:
			Prior Rec Date:
			Prior Sale Doc #:

Comp #13 - 1.55 Miles From Subject**Kimshew Rd, Apple Valley, CA 92307**

Sale Price / Type:	\$45,000 /		
Sale / Rec Date:	02/18/2021 / 04/16/2021		
Year Built / Eff:		Lot Area:	382,021 Sq. Ft.
Assessed Value:	\$20,611	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Moreno Jesus / Sanchez Teresa		Bedrooms:
Mailing Address:	4080 W 1st St #227, Santa Ana, CA 92703-4081		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-092-47-0000	Zoning:	Stories:
Subdivision:		Acres:	8.77
Census Tct / Blk:	009714 / 1024	Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$20,000
		Flood Zone Code:	D
			Prior Sale Date:
			04/16/2019
			Prior Rec Date:
			05/29/2019
			Prior Sale Doc #:
			2019.172064

Comp #14 - 1.66 Miles From Subject

Sale Price / Type:	\$100,000 /		
Sale / Rec Date:	02/12/2021 / 02/26/2021		
Year Built / Eff:		Lot Area:	422,532 Sq. Ft.
Assessed Value:	\$40,945	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	M4gc Inc		Bedrooms:
Mailing Address:	72380 Tanglewood Ln, Rancho Mirage, CA 92270-4050		Baths (F / H):
County:	San Bernardino	Zoning:	Total Rooms:
APN:	0463-371-04-0000	Acres:	9.70
Subdivision:		Cooling:	Stories:
Census Tct / Blk:		Fireplace:	Roof Material:
1st Mtg / Type:		Parking Type:	Prior Sale Price:
Res / Comm Units:		Flood Zone Code:	D
			Prior Sale Date:
			03/27/2002
			Prior Rec Date:
			03/27/2002
			Prior Sale Doc #:
			2002.150413

Comp #15 - 1.67 Miles From Subject

Sale Price / Type:	\$375,000 /		
Sale / Rec Date:	03/17/2021 / 06/17/2021		
Year Built / Eff:		Lot Area:	101,495 Sq. Ft.
Assessed Value:	\$25,700	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Thurner Galen		Bedrooms:
Mailing Address:	38759 Valle Vis, Murrieta, CA 92562-9321		Baths (F / H):
County:	San Bernardino	Zoning:	Total Rooms:
APN:	0472-285-12-0000	Acres:	2.33
Subdivision:		Cooling:	Stories:
Census Tct / Blk:		Fireplace:	Roof Material:
1st Mtg / Type:		Parking Type:	Prior Sale Price:
Res / Comm Units:		Flood Zone Code:	D
			Prior Sale Date:
			12/08/2005
			Prior Rec Date:
			12/12/2005
			Prior Sale Doc #:
			2005.942724

Comp #16 - 1.71 Miles From Subject

Sale Price / Type:	\$525,000 /		
Sale / Rec Date:	07/13/2021 / 07/16/2021		
Year Built / Eff:		Lot Area:	1,089,000 Sq. Ft.
Assessed Value:	\$102,582	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Deaguiar Tony R / Deaguiar Jodie K		Bedrooms:
Mailing Address:	5486 Industrial Pkwy, San Bernardino, CA 92407-1855		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-371-05-0000	Zoning:	Stories:
Subdivision:		Acres:	25.00
Census Tct / Blk:		Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	Prior Sale Date:
		Flood Zone Code: D	Prior Rec Date:
			Prior Sale Doc #:

Comp #17 - 1.75 Miles From Subject**Altadena St, Apple Valley, CA 92307**

Sale Price / Type:	\$39,000 /		
Sale / Rec Date:	05/04/2021 / 05/06/2021		
Year Built / Eff:		Lot Area:	217,800 Sq. Ft.
Assessed Value:	\$81,167	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Harrison Michael / Harrison Lisette		Bedrooms:
Mailing Address:	3535 Inland Empire Blvd, Ontario, CA 91764-4908		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-371-16-0000	Zoning:	Stories:
Subdivision:		Acres:	5.00
Census Tct / Blk:	009714 / 1024	Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	Prior Sale Date:
		Flood Zone Code: D	Prior Rec Date:
			Prior Sale Doc #:
			1986.254178

Comp #18 - 1.93 Miles From Subject**Dale Evans Pkwy, Apple Valley, CA 92307**

Sale Price / Type:	\$52,500 /		
Sale / Rec Date:	08/18/2020 / 09/01/2020		
Year Built / Eff:		Lot Area:	92,347 Sq. Ft.
Assessed Value:	\$52,500	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Balleras Julio M / Balleras Misuela		Bedrooms:
Mailing Address:	128 E 220th St, Carson, CA 90745-3005		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-371-41-0000	Zoning:	Stories:
Subdivision:		Acres:	2.12
Census Tct / Blk:	009714 / 1024	Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	Prior Sale Date:
		Flood Zone Code: D	Prior Rec Date:
			Prior Sale Doc #:
			1998.523336

Comp #19 - 2.02 Miles From Subject**Dale Evans Pkwy, Apple Valley, CA 92307**

Sale Price / Type:	\$375,000 /		
Sale / Rec Date:	03/17/2021 / 06/17/2021		
Year Built / Eff:		Lot Area:	96,703 Sq. Ft.
Assessed Value:	\$10,193	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Thurner Galen		Bedrooms:
Mailing Address:	38759 Valle Vis, Murrieta, CA 92562-9321		Baths (F / H):
County:	San Bernardino	Zoning:	0 / 0
APN:	0472-243-04-0000	Acres:	2.22
Subdivision:		Cooling:	
Census Tct / Blk:	009714 / 1024	Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$54,000
		Prior Sale Date:	
		Prior Rec Date:	03/21/1996
		Prior Sale Doc #:	1996.99375

Comp #20 - 2.03 Miles From Subject**Colusa Rd, Apple Valley, CA 92307**

Sale Price / Type:	\$85,000 /		
Sale / Rec Date:	04/27/2021 / 06/17/2021		
Year Built / Eff:		Lot Area:	108,900 Sq. Ft.
Assessed Value:	\$4,800	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Arana Allan Roga / Arana Charmaine A		Bedrooms:
Mailing Address:	3823 S Maryland Pkwy #N5, Las Vegas, NV 89119-7543		Baths (F / H):
County:	San Bernardino	Zoning:	0 / 0
APN:	0463-081-13-0000	Acres:	2.50
Subdivision:		Cooling:	
Census Tct / Blk:	009714 / 1024	Fireplace:	
1st Mtg / Type:	\$42,500 /	Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$22,000
		Prior Sale Date:	03/09/2011
		Prior Rec Date:	03/30/2011
		Prior Sale Doc #:	2011.127708

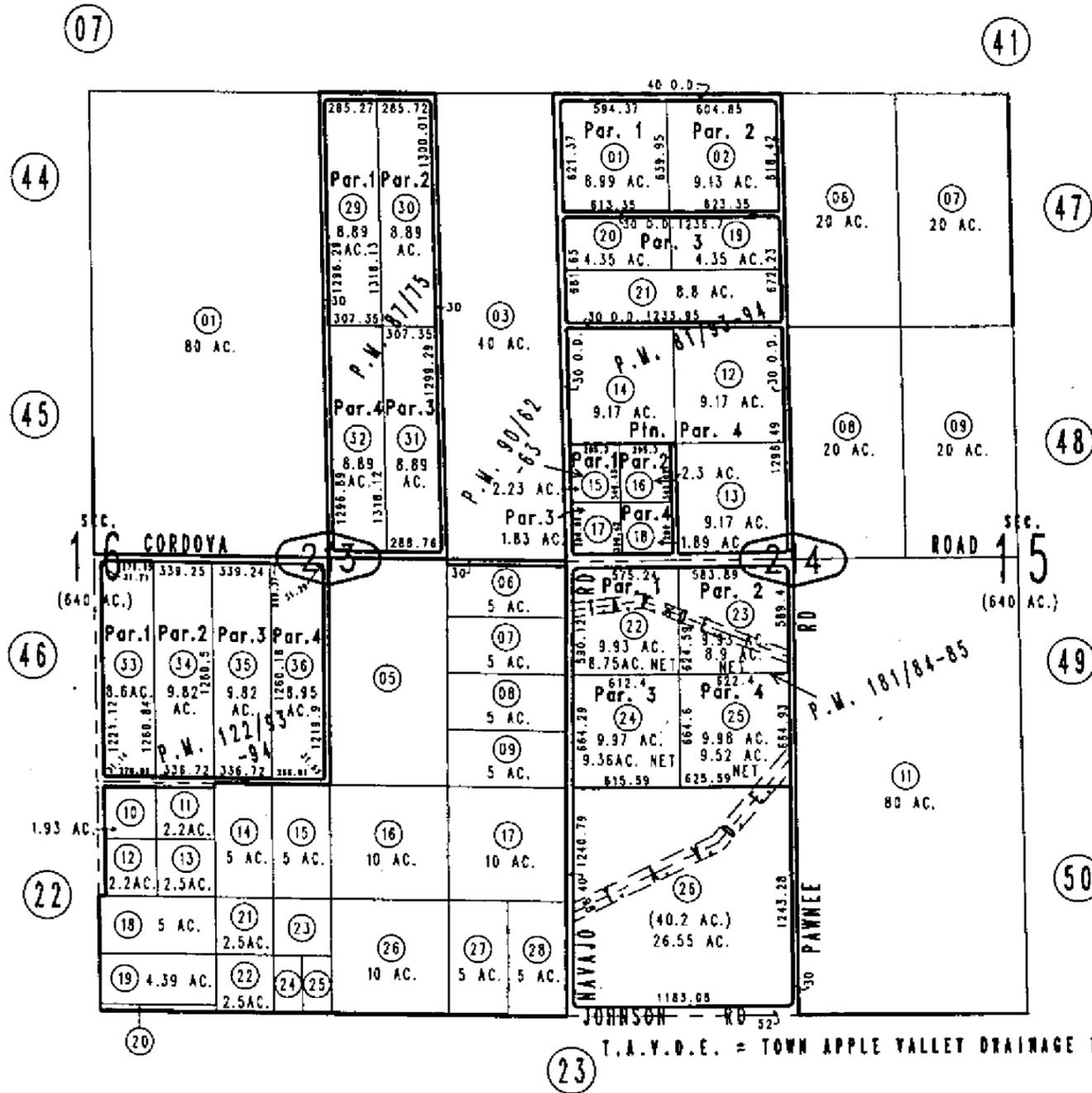
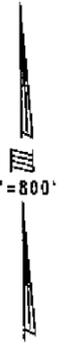
Disclaimer: This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance, commitment or preliminary report, or any form of title insurance or guaranty. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without the issuing party's prior written consent. The issuing party does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that the issuing party's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that the issuing party would not have issued this report but for the limitation of liability described above. The issuing party makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.

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THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Sec.15&16, T.6N.,R.3W., S.B.B.&M.

City of Apple Valley 0463-21
Tax Rate Area
21027



Parcel Map No. 14418, P.M. 181/84-85
 Parcel Map No. 10410, P.M. 122/93-94
 Parcel Map No. 8585, P.M. 90/62-63
 Parcel Map No. 8448, P.M. 87/75
 Pln. Parcel Map No. 7960, P.M. 81/93-94

June 2004

Assessor's Map
 Book 0463 Page 21
 San Bernardino County

REVISED

+ FIRST AMERICAN TITLE, 1SB,
AD08

SAN BERNARDINO, CA

08/05/2021 08:46PM IXQT

PAGE 1 OF 1

SAN BERNARDINO 2020-21 TAX
ROLL

ORDER SEARCH RESULTS

ORDER: 0000000

TOF: 0

COMMENT:

**PAYMENTS AS OF 07/16/2021
SEARCH PARAMETERS**

ENTERED APN: 0463-213-33-0-000

✓ APN: 0463-213-33-0-000 BILL: 20200411761

DATE: 09/22/2020

TRA: 021027 - TOWN OF APPLE VALLEY

ACQ DATE: 04/25/2013

DOC#: 2013-171333

LEGAL: PARCEL MAP 10410 PARCEL 1

SITUS: DACHSHUND AVE APPLE VALLEY CA 92307

MAIL: 7850 S DEAN MARTIN DR #502 LAS VEGAS NV 89139

FOR 2020-21 TAX YEAR

ASSESSED OWNER(S)

2020-21 ASSESSED VALUES

ROSS CARL E LIVING TRUST 5/23/91

LAND

146,378

SAFARI ROSS FAMILY TRUST 6/10/04

TAXABLE

146,378

2020-21 TAXES

1ST INST

2ND INST

TOTAL TAX

STATUS

PAID

PAID

PAYMENT DATE

12/08/2020

04/12/2021

DELINQUENT DATE

12/10/2020

04/12/2021

INSTALLMENT

933.18

933.16

1,866.34

PENALTY

93.32

103.32

196.64

BALANCE DUE

0.00

0.00

0.00

WARNINGS AND/OR COMMENTS

** NO BONDS OR PRIOR YEAR DELQ TAXES **

ASSESSMENT DETAIL

FUND TYPE

AMOUNT

DESCRIPTION OF ASSESSMENT(S)

WF01-SP03 FIRE SUPR

86.55

APPLE VALLEY FIRE SUPP

86.55

TOTAL OF SPECIAL ASSESSMENTS

ADDITIONAL PROPERTY INFORMATION

TAX CODE: 1

COUNTY USE CODE: 0000

VESTING: TC

TAX RATE: 1.048400%

STANDARD LAND USE: VACANT LAND (NEC)

CONDITIONS, DISCLAIMERS AND EXCLUSIONS:

This Tax Certificate/Tax Order Report does not constitute a report on or certification of: (1) mineral (productive and/or non-productive) taxes or leases; (2) personal property taxes; or (3) other non ad valorem taxes (such as paving liens, stand-by charges or maintenance assessments).

Data Trace Information Services LLC ("Data Trace") may have warranted the accuracy of this Tax Certificate/Tax Order Report to its customer (the "Data Trace Customer") pursuant to the terms and conditions of a written tax service agreement between Data Trace and said Data Trace Customer (the "Tax Service Agreement"). Any such warranty (hereinafter, "Data Trace Customer Warranty") does not: (a) extend to a third party bearer of this Tax Certificate/Tax Order Report; (b) cover any changes made to the records of the taxing authority after the "payments as of," "paid," or "payment" dates delineated above; and (c) cover any invalid tax information shown on the records of the taxing authority or resulting from an error by the Data Trace Customer (including, without limitation, submission of incorrect property information by said Data Trace Customer). DATA TRACE MAKES NO WARRANTIES (EXPRESS OR IMPLIED) WITH RESPECT TO THIS TAX CERTIFICATE/TAX ORDER REPORT OTHER THAN (WHERE APPLICABLE) THE DATA TRACE CUSTOMER WARRANTY. Any and all claims under a Data Trace Customer Warranty must be submitted to Data Trace by the corresponding Data Trace Customer and are subject to the terms and conditions set forth in the pertinent Tax Service Agreement (including, without limitation, the filing deadlines applicable to such claims). In some jurisdictions Data Trace's validation of a Tax Certificate/Tax Order Report is required to activate a Data Trace Customer Warranty.

END OF SEARCH

FIRST AMERICAN TITLE

Electronically Recorded in Official Records, County of San Bernardino

11/02/2005
01:18 PM
SH



LARRY WALKER
Auditor/Controller - Recorder

708 First American - GM

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
Carl Ross
9501 Kingsgate Court
Las Vegas, NV 89145

2107254

Doc #: 2005-0826775



Titles:	1	Pages:	5
Fees			63.00
Taxes			1835.90
Other			.00
PAID			1898.90

Space Above This Line for Recorder's Use Only

A.P.N.: 0463-213-05,33,34,35, & 36

Order No.: 2107254

Escrow No.: 48382-GL

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$1,835.90
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale,
unincorporated area: [] City of _____, and APPLE VALLEY

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
Stephen W. Harrison and Carla R. Harrison, Trustees of the Stephen and Carla Harrison Family Trust Michael Harrison, a Single Man

hereby GRANT(S) to **Carl Ross, a married man**

the following described property in the City of _____ County of San Bernardino State of California;

See Exhibit "A" attached hereto and made a part hereof.

Stephen W. Harrison and Carla R. Harrison, Trustees of the Stephen and Carla Harrison Family Trust

Michael Harrison

By:
By:

Document Date: 10/27/05

STATE OF CALIFORNIA)
COUNTY OF San Bernardino) SS

On 10/27/05 before me, George Lasko

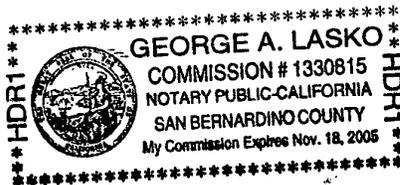
personally appeared Stephen W. Harrison, Carla R. Harrison and Michael Harrison

personally known to me (or 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.

WITNESS my hand and official seal.

Signature

This area for official notarial seal.



Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of San Bernardino, State of California,
described as follows:

PARCEL 4 OF PARCEL MAP NO. 10410, AS RECORDED IN PARCEL MAP BOOK NO. 122, PAGES 93
& 94, RECORDS OF SAID COUNTY.

APN: 0463-213-36-0-000

LEGAL DESCRIPTION

Real property in the Town of Apple Valley, County of San Bernardino, State of California,
described as follows:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6
NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE
OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

APN: 0463-213-05-0-000

Order Number: 0622-1988023 (33)

Page Number: 6

LEGAL DESCRIPTION

Real property in the Town of Apple Valley, County of San Bernardino, State of California,
described as follows:

PARCELS 1, 2 AND 3 OF PARCEL MAP #10410 AS RECORDED IN PARCEL MAP BOOK NO. 122,
PAGES 93 & 94, RECORDS OF SAID COUNTY.

APN: 0463-213-33-0-000 and 0463-213-34-0-000 and 0463-213-35-0-000

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
Carl Ross
9501 Kingsgate Court
Las Vegas, NV 89145

A.P.N.: 0463-213-05,33,34,35, & 36

Order No.: 2107254

Space Above This Line for Recorder's Use Only

Escrow No.: 48382-GL

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$1,835.90
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale,
 unincorporated area; City of _____, and APPLE VALLEY

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
Stephen W. Harrison and Carla R. Harrison, Trustees of the Stephen and Carla Harrison Family Trust Michael Harrison, a Single Man

hereby GRANT(S) to **Carl Ross, a married man** :

the following described property in the City of _____ County of **San Bernardino** State of California;

See Exhibit "A" attached hereto and made a part hereof.

This is to certify that this is a true
and correct copy of the original hereof.
FIRST AMERICAN TITLE COMPANY OF SAN BERNARDINO

By Sam R. Chaffin

Stephen W. Harrison and Carla R. Harrison, Trustees of the Stephen and Carla Harrison Family Trust

Michael Harrison

By: _____

By: _____

This is to certify that this is a true
and correct copy of the original hereof.
FIRST AMERICAN TITLE COMPANY OF SAN BERNARDINO

By Sam R. Chaffin

Document Date: 10/27/05

STATE OF CALIFORNIA)
COUNTY OF _____)

On _____ before me, _____

personally appeared _____,
personally known to me (or 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.

WITNESS my hand and official seal.

Signature _____

This area for official notarial seal.

FIRST AMERICAN TITLE

Electronically Recorded in Official Records, County of San Bernardino

7/03/2007
11:39 AM
BGJ



LARRY WALKER
Auditor/Controller - Recorder
708 First American - GM

RECORDING REQUESTED BY
FIRST AMERICAN TITLE
AND WHEN RECORDED MAIL TO:

*First Industrial Realty
898 N. Sepulveda Blvd.
Ste 750
El Segundo Ca 90245*

Doc #: 2007-0394030

Titles: 1 Pages: 2



Fees 41.00
Taxes ** Conf **
Other .00
PAID 41.00

Space Above This Line for Recorder's Use Only

A.P.N.: 0463-213-05,33,34,35,36

Order No.: 2686608

Escrow No.: 7-1669-KH

kb

021027

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$(NOT OF PUBLIC RECORD)
[] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale,

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
CARL E. ROSS, A MARRIED MAN

hereby GRANT(S) to **FR/CAL 3 APPLE VALLEY, LLC,**
A DELAWARE LIMITED LIABILITY COMPANY

the following described property in the Town of **APPLE VALLEY**, County of **SAN BERNARDINO** State of California;
APN #0463-213-05:

**THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH,
RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF
SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.**

APN #0463-213-33,34,35,36:

**PARCELS 1,2,3 AND 4 OF PARCEL MAP 10410 AS RECORDED IN PARCEL MAP BOOK 122, PAGES 93 AND
94, RECORDS OF SAID COUNTY.**

Document Date: February 8, 2007

CARL E. ROSS

GRANT DEED CONTINUED ON NEXT PAGE

Mail Tax Statements to: SAME AS ABOVE

A.P.N.: 0463-213-03,05,29,33,34,35,36

CONTINUATION OF GRANT DEED

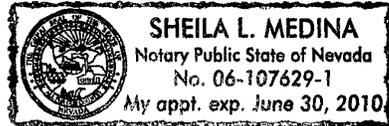
STATE OF ^{Nevada} CALIFORNIA)
COUNTY OF Clark)

On May 8, 2007 before me, Sheila L. Medina xxxxx
Notary Public, personally appeared CARL E. ROSS xxxxxxxxxxxx.

personally known to me (or 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.

WITNESS my hand and official seal.

Signature Sheila L. Medina



This area for official notarial seal.

FIRST AMERICAN TITLE INSURANCE COMPANY



DENNIS DRAEGER
ASSESSOR - RECORDER - CLERK
691 First American

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Mr. Carl Ross
7850 S. Dean Martin Drive, Suite 502
Las Vegas, Nevada 89139

Doc #: 2013-0171333



Titles:	1	Pages:	7
Fees		63.00	
Taxes	**	Conf	**
Other		.00	
PAID		63.00	

MAIL TAX STATEMENT TO:

Mr. Carl Ross
7850 S. Dean Martin Drive, Suite 502
Las Vegas, Nevada 89139

(Space Above Line for Recorder's Use Only)

APNs: 0463-201-34, 0463-201-42, 0463-201-56, 0463-213-03, 0463-213-05, 0463-213-07, 0463-213-08, 0463-213-09, 0463-213-29, 0463-213-33, 0463-213-34, 0463-213-35, 0463-213-36, 0463-214-06, 0463-214-07, 0463-214-08, 0463-214-09 and 0463-214-26

Not of public record

GRANT DEED

In accordance with Section 11932 of the California Revenue and Taxation Code, Grantor has declared the amount of the transfer tax which is due by a separate statement that is not being recorded with this Grant Deed.

FOR VALUE RECEIVED, FR/CAL 3 APPLE VALLEY, LLC, a Delaware limited liability company ("Grantor"), grants to Carl E. Ross, as Trustee of the Carl E. Ross Living Trust dated May 23, 1991, as to an undivided 52% interest, Carl E. Ross, as Trustee of the Safari Ross Family Trust dated June 10, 2004, as to an undivided 24% interest, and Carl E. Ross, as Trustee of the Remington Ross Family Trust dated June 10, 2004, as to an undivided 24% interest, as tenants in common (collectively, "Grantee"), all that certain real property situated in the City of Apple Valley, County of San Bernardino, State of California, described on Exhibit A attached hereto and by this reference incorporated herein (the "Property").

SUBJECT TO the following:

- (a) All liens, encumbrances, easements, covenants, conditions, restrictions and other matters of record;
- (b) All matters which a correct survey of the Property would disclose;
- (c) All matters which could be ascertained by a physical inspection of the Property;
- (d) Interests of parties in possession;

MAIL TAX STATEMENT TO
RETURN ADDRESS ABOVE

(e) Any and all liens not yet delinquent for real property and personal property taxes and for general and special assessments against the Property; and

(f) Building and zoning ordinances and regulations and any other laws, ordinances, or governmental regulations restricting, regulating or relating to the use, occupancy or enjoyment of the Property.

***[Remainder of page intentionally left blank,
signatures commence on following page]***

EXHIBIT A
LEGAL DESCRIPTION
[SEE ATTACHED]

Exhibit "A"

LEGAL DESCRIPTION

Real property in the Town of Apple Valley, County of San Bernardino, State of California, described as follows:

PARCEL A:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

EXCEPTING THEREFROM THE INTEREST IN THE SOUTH 40 FEET OF SAID LAND WHICH WAS GRANTED FOR HIGHWAY PURPOSES TO THE COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA BY DEED RECORDED AUGUST 19, 1957, IN BOOK 4305, PAGE 457, OFFICIAL RECORDS.

PARCEL B:

THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER, AND THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

EXCEPTING THEREFROM ONE-HALF OF ONE-SIXTH OF ALL OIL, GAS AND OTHER MINERAL DEPOSITS IN THE LAND SO PATENTED, TOGETHER WITH THE RIGHT TO PROTECT FOR, MINE AND REMOVE THE SAME, AS RESERVED IN THE DEED RECORDED SEPTEMBER 15, 1924, IN BOOK 872, PAGE 1 OF DEEDS.

PARCEL C:

THE LAND AS SHOWN ON THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. DN107-09 EVIDENCED BY DOCUMENT RECORDED JUNE 5, 2009 AS INSTRUMENT NO. 2009-0245866 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED IN THE DOCUMENT AS FOLLOWS:

ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO GOVERNMENT SURVEY, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 14, LYING SOUTH 01° 02' 06" EAST, 297.01 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 14;

THENCE NORTH 89° 21' 16" EAST, A DISTANCE OF 2449.92 FEET;

THENCE SOUTH 00° 47' 12" EAST, A DISTANCE OF 61.00 FEET;

THENCE NORTH 89° 21' 16" EAST, A DISTANCE OF 192.00 FEET TO THE POINT OF TERMINATION ON THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 14, SAID POINT LIES SOUTH 00° 47' 12" EAST, 358.00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 14.

PARCEL D:

THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

PARCEL E:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF APPLE VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL F:

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL G:

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

PARCEL H:

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN.

EXCEPTING THEREFROM A NON-EXCLUSIVE EASEMENT OF 30 FEET ALONG THE SOUTHERLY AND EASTERLY BOUNDARIES FOR INGRESS AND EGRESS AND ALSO EXCEPTING THEREFROM A NON-EXCLUSIVE EASEMENT OF 15 FEET ALONG THE WESTERLY BOUNDARY FOR INGRESS AND EGRESS.

PARCEL I:

PARCEL 1 OF PARCEL MAP 8448, AS RECORDED IN PARCEL MAP BOOK 87, PAGE 75, RECORDS OF SAN BERNARDINO COUNTY.

PARCEL J:

PARCELS 1, 2, 3, AND 4 OF PARCEL MAP 10410 AS RECORDED IN PARCEL MAP BOOK NO. 122, PAGES 93 AND 94, RECORDS OF SAID COUNTY.

PARCEL K:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL L:

THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL M:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL N:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL O:

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE EXTERIOR BOUNDARIES OF PARCEL MAP 14418, AS SHOWN BY MAP ON FILE IN BOOK 181 PAGES 84 AND 85 OF PARCEL MAPS, IN THE OFFICE OF SAID COUNTY RECORDER.

SAID LEGAL DESCRIPTION IS PURSUANT TO THAT CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 4, 1996 AS INSTRUMENT NO. 96-445548, OFFICIAL RECORDS.

APN: 0463-201-34-0-000 (Affects : Parcel A); 0463-201-42-0-000 (Affects : Parcel B); 0463-201-56-0-000 (Affects : Parcel C); 0463-213-03-0-000 (Affects : Parcel D); 0463-213-05-0-000 (Affects : Parcel E); 0463-213-07-0-000 (Affects : Parcel F); 0463-213-08-0-000 (Affects : Parcel G); 0463-213-09-0-000 (Affects : Parcel H); 0463-213-29-0-000 (Affects Parcel I); 0463-213-33-0-000 (Affects : A portion of Parcel J); 0463-213-34-0-000 (Affects : A portion of Parcel J); 0463-213-35-0-000 (Affects : A portion of Parcel J); 0463-213-36-0-000 (affects : A portion of Parcel J); 0463-214-06-0-000 (Affects : Parcel K); 0463-214-07-0-000 (Affects : Parcel L); 0463-214-08-0-000 (Affects : Parcel M); 0463-214-09-0-000 (Affects : Parcel N) and 0463-214-26-0-000 (Affects : Parcel O)



First American Title™

San Bernardino County

1855 W. Redlands Boulevard, Suite 100 · Redlands, CA 92373
PHONE 909.381.6411

ADDRESS

CORDOVA RD

APPLE VALLEY, CA 92307

APN

0463-213-34-0000

Property Detail Report

Cordova Rd, Apple Valley, CA 92307

APN: 0463-213-34-0000

San Bernardino County Data as of: 07/22/2021

Owner Information

Owner Name: Ross Carl E Living Trust / 91 / Safari Ross Family Trust / 04
Vesting: Living Trust
Mailing Address: 7850 Dean Martin Dr #502, Las Vegas, NV 89139-6606
Occupancy: Absentee Owner

Location Information

Legal Description: Parcel Map 10410 Parcel 2
APN: 0463-213-34-0000
Munic / Twnshp: Hesperia
Subdivision:
Neighborhood:
Elementary School: Sycamore Rocks Ele...
Latitude: 34.60643
Alternate APN: 0463-213-34-0000
Twtnshp-Rng-Sec:
Tract #:
School District: Apple Valley Unified School District
Middle School: Phoenix Academy
Longitude: -117.19645
County: San Bernardino, CA
Census Tract / Block: 009714 / 1024
Legal Lot / Block:
Legal Book / Page: 0463 / 213
High School: Granite Hills High...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 04/25/2013 / 04/25/2013
Buyer Name: Ross Carl E Living Trust
Price: \$7,100,000
Seller Name: FR / Cal 3 Apple Valley LLC
Transfer Doc #: 2013.171333
Deed Type: Grant Deed

Last Market Sale

Sale / Rec Date: 04/25/2013 / 04/25/2013
Multi / Split Sale: Y
1st Mtg Amt / Type:
2nd Mtg Amt / Type:
Seller Name: FR / Cal 3 Apple Valley LLC
Lender:
Sale Price / Type: \$7,100,000 / Full Value
Price / Sq. Ft.:
1st Mtg Rate / Type:
2nd Mtg Rate / Type:
Deed Type: Grant Deed
New Construction:
1st Mtg Doc #: N/A
Sale Doc #: 2013.171333
Title Company: First American Tit...

Prior Sale Information

Sale / Rec Date: 10/26/2005 / 11/02/2005
1st Mtg Amt / Type:
Prior Lender:
Sale Price / Type: \$1,669,000 / Full Value
1st Mtg Rate / Type:
Prior Deed Type: Deed
Prior Sale Doc #: 2005.826775

Property Characteristics

Gross Living Area:
Living Area:
Total Adj. Area:
Above Grade:
Basement Area:
Style:
Foundation:
Quality:
Condition:
Total Rooms: 0
Bedrooms:
Baths (F / H):
Pool:
Fireplace:
Cooling:
Heating:
Exterior Wall:
Construction Type:
Year Built / Eff:
Stories:
Parking Type:
Garage #:
Garage Area:
Porch Type:
Patio Type:
Roof Type:
Roof Material:

Site Information

Land Use: Vacant Land (NEC)
State Use:
County Use: 0000 - Vacant Land
Site Influence: Type Unknown
Flood Zone Code: D
Community Name: Town Of Apple Valley
Lot Area: 427,759 Sq. Ft.
Lot Width / Depth:
Usable Lot:
Acres: 9.82
Flood Map #: 06071C5830H
Flood Panel #: 5830H
Zoning:
of Buildings: 2
Res / Comm Units:
Water / Sewer Type: / No
Flood Map Date: 08/28/2008
Inside SFHA: False

Tax Information

Assessed Year: 2021
Tax Year: 2020
Tax Area: 021-027
Property Tax: \$2,071.70
Exemption:
Assessed Value: \$164,959
Land Value: \$164,959
Improvement Value:
Improved %:
Delinquent Year:
Market Total Value:
Market Land Value:
Market Imprv Value:
Market Imprv %:

Sales Comparables

Cordova Rd, Apple Valley, CA 92307

APN: 0463-213-34-0000

San Bernardino County Data as of: 07/22/2021

Subject Property

Cordova Rd, Apple Valley, CA 92307

Sale Price / Type:	\$7,100,000 / Full Value	Lot Area:	427,759 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	04/25/2013 / 04/25/2013	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$164,959	Owner Name:	Ross Carl E Living Trust / 91 / Safari Ross Family Trust / 04	Stories:	
Land Use:	Vacant Land (NEC)	Mailing Address:	7850 Dean Martin Dr #502, Las Vegas, NV 89139-6606	Roof Material:	
County:	San Bernardino	APN:	0463-213-34-0000	Prior Sale Price:	\$1,669,000
Subdivision:		Acres:	9.82	Prior Sale Date:	
Census Tct / Blk:	009714 / 1024	Cooling:		Prior Rec Date:	11/02/2005
1st Mtg / Type:		Fireplace:		Prior Sale Doc #:	2005.826775
Res / Comm Units:		Parking Type:			
		Flood Zone Code:	D		

Search Criteria

# Months Back:	12	Distance From Subject:	5 mi
Living Area	35.0 +/-	Land Use:	Same As Subject
Difference:			

20 Comparable Properties Found

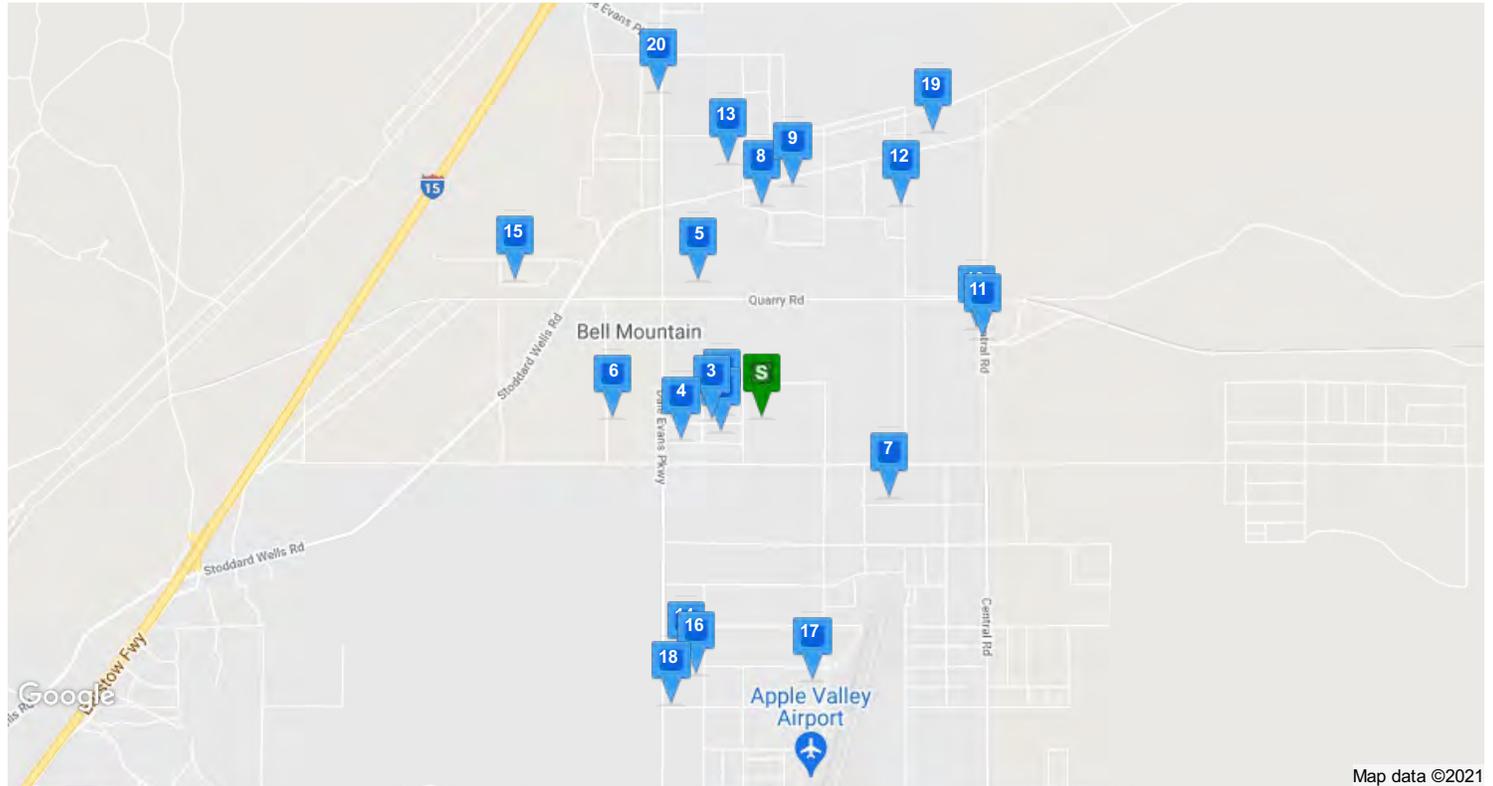
COMPARABLE PROPERTY SUMMARY				
	Subject	Low	Average	High
Price	\$7,100,000	\$18,000	\$195,600	\$1,350,000
Living Area		0	0	0
Price / Sq. Ft.				
Bedrooms		0	0	0
Baths		0	0	0
Lot Area	427,759 Sq. Ft.	77,046 Sq. Ft.	261,197 Sq. Ft.	1,089,000 Sq. Ft.
Stories				
Year Built				
Distance		0.26 mi	1.28 mi	2.04 mi

Sales Comparables

Cordova Rd, Apple Valley, CA 92307

APN: 0463-213-34-0000

San Bernardino County Data as of: 07/22/2021



Subject Property Comparables

COMPARABLES												
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.26		Doberman St, Apple Valley, CA 92307	07/22/2020	\$72,000						189,486	
2	0.30			06/03/2021	\$95,000						99,317	
3	0.33		Doberman St, Apple Valley, CA 92307	07/23/2020	\$38,000						89,135	
4	0.55		Shepherd St, Apple Valley, CA 92307	10/07/2020	\$195,000						94,089	
5	0.87			04/01/2021	\$411,500						628,571	
6	0.93			07/12/2021	\$25,000						154,202	
7	0.97		Needham Ave, Apple Valley, CA 92307	07/22/2021	\$1,350,000						871,200	
8	1.25			05/24/2021	\$20,000						100,188	
9	1.38		Stoddard Wells Rd, Apple Valley, CA 92307	07/17/2020	\$20,000						77,046	
10	1.42			04/19/2021	\$52,000						202,554	
11	1.43			06/29/2021	\$18,000						92,782	

12	1.52	Kimshew Rd, Apple Valley, CA 92307	02/18/2021	\$45,000	382,021
13	1.52		03/08/2021	\$19,000	114,563
14	1.67		02/12/2021	\$100,000	422,532
15	1.72		03/17/2021	\$375,000	101,495
16	1.72		07/13/2021	\$525,000	1,089,000
17	1.73	Altadena St, Apple Valley, CA 92307	05/04/2021	\$39,000	217,800
18	1.94	Dale Evans Pkwy, Apple Valley, CA 92307	08/18/2020	\$52,500	92,347
19	2.00	Colusa Rd, Apple Valley, CA 92307	04/27/2021	\$85,000	108,900
20	2.04	Dale Evans Pkwy, Apple Valley, CA 92307	03/17/2021	\$375,000	96,703

L: Listed R: REO RS: REO Sale SS: Short Sale D: Default A: Auction

Comp #1 - 0.26 Miles From Subject**Doberman St, Apple Valley, CA 92307**

Sale Price / Type:	\$72,000 /	Lot Area:	189,486 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	07/22/2020 / 08/10/2020	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$72,000	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	4.35	Roof Material:	
Owner Name:	Balleras Julio M / Balleras Minsuela S	Cooling:		Prior Sale Price:	\$60,000
Mailing Address:	128 E 220th St, Carson, CA 90745-3005	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	06/07/1990
APN:	0463-461-13-0000	Flood Zone Code:	D	Prior Sale Doc #:	1990.224193
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #2 - 0.30 Miles From Subject

Sale Price / Type:	\$95,000 /	Lot Area:	99,317 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	06/03/2021 / 06/15/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$46,800	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.28	Roof Material:	
Owner Name:	Edu Rosita S / Edu JR Alberto	Cooling:		Prior Sale Price:	\$140,000
Mailing Address:	219 W 233rd St, Carson, CA 90745-5208	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	09/23/2004
APN:	0463-221-06-0000	Flood Zone Code:	D	Prior Sale Doc #:	2004.694517
Subdivision:					
Census Tct / Blk:					
1st Mtg / Type:					
Res / Comm Units:					

Comp #3 - 0.33 Miles From Subject**Doberman St, Apple Valley, CA 92307**

Sale Price / Type:	\$38,000 /	Lot Area:	89,135 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	07/23/2020 / 08/11/2020	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$38,000	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.05	Roof Material:	
Owner Name:	Baliteras Julio M / Balleras Minsuela S	Cooling:		Prior Sale Price:	\$25,000
Mailing Address:	128 E 220th St, Carson, CA 90745-3005	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	09/11/1990
APN:	0463-461-12-0000	Flood Zone Code:	D	Prior Sale Doc #:	1990.361234
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #4 - 0.55 Miles From Subject**Shepherd St, Apple Valley, CA 92307**

Sale Price / Type:	\$195,000 /	Lot Area:	94,089 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	10/07/2020 / 10/15/2020	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$41,000	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.16	Roof Material:	
Owner Name:	Balleras Jennifer S / Varghese Lizy K	Cooling:		Prior Sale Price:	\$22,500
Mailing Address:	128 E 220th St, Carson, CA 90745-3005	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	04/24/1991
APN:	0463-221-15-0000	Flood Zone Code:	D	Prior Sale Doc #:	1991.137431
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #5 - 0.87 Miles From Subject

Sale Price / Type:	\$411,500 /	Lot Area:	628,571 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	04/01/2021 / 04/02/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$39,580	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	14.43	Roof Material:	
Owner Name:	Cooley Scott M / Scott M Cooley 1997 Trust	Cooling:		Prior Sale Price:	\$100,000
Mailing Address:	15900 Kennedy Rd, Los Gatos, CA 95032-6531	Fireplace:		Prior Sale Date:	02/12/2021
County:	San Bernardino	Parking Type:		Prior Rec Date:	02/26/2021
APN:	0463-071-13-0000	Flood Zone Code:	D	Prior Sale Doc #:	2021.92519
Subdivision:					
Census Tct / Blk:					
1st Mtg / Type:					
Res / Comm Units:					

Comp #6 - 0.93 Miles From Subject

Sale Price / Type:	\$25,000 /	Lot Area:	154,202 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	07/12/2021 / 07/22/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$20,064	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	3.54	Roof Material:	
Owner Name:	Moridi Kambiz / The Family Trust Of Kambz Moridi	Cooling:		Prior Sale Price:	\$81,000
Mailing Address:	17458 Blivewater Ct #40354, Riverside, CA 92503	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	12/04/1997
APN:	0472-292-27-0000	Flood Zone Code:	D	Prior Sale Doc #:	1997.444958
Subdivision:					
Census Tct / Blk:					
1st Mtg / Type:					
Res / Comm Units:					

Comp #7 - 0.97 Miles From Subject**Needham Ave, Apple Valley, CA 92307**

Sale Price / Type:	\$1,350,000 /	Lot Area:	871,200 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	07/22/2021 / 07/22/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$31,702	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	20.00	Roof Material:	
Owner Name:	Boyd Katte	Cooling:		Prior Sale Price:	
Mailing Address:	33 Gristmill Dr, Stafford, VA 22554-8505	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	
APN:	0463-232-04-0000	Flood Zone Code:	D	Prior Sale Doc #:	
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #8 - 1.25 Miles From Subject

Sale Price / Type:	\$20,000 /	Lot Area:	100,188 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	05/24/2021 / 07/07/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$24,024	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.30	Roof Material:	
Owner Name:	Matins Fernando Torres / Bravo Marilu Maya	Cooling:		Prior Sale Price:	\$15,000
Mailing Address:	10767 Hemlock Ave, Hesperia, CA 92345-2414	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	06/08/1993
APN:	0463-421-10-0000	Flood Zone Code:	D	Prior Sale Doc #:	1993.242936
Subdivision:					
Census Tct / Blk:					
1st Mtg / Type:					
Res / Comm Units:					

Comp #9 - 1.38 Miles From Subject**Stoddard Wells Rd, Apple Valley, CA 92307**

Sale Price / Type:	\$20,000 /	Lot Area:	77,046 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	07/17/2020 / 08/14/2020	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$20,000	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	1.77	Roof Material:	
Owner Name:	Cristobal Fe A	Cooling:		Prior Sale Price:	\$26,000
Mailing Address:	11144 Louise Ave, Granada Hills, CA 91344-4103	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	12/30/1998
APN:	0463-061-29-0000	Flood Zone Code:	D	Prior Sale Doc #:	1998.557658
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #10 - 1.42 Miles From Subject

Sale Price / Type:	\$52,000 /		
Sale / Rec Date:	04/19/2021 / 04/20/2021		
Year Built / Eff:		Lot Area:	202,554 Sq. Ft.
Assessed Value:	\$12,672	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Snipe Equipment LLC		Bedrooms:
Mailing Address:			Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-471-14-0000	Zoning:	
Subdivision:		Acres:	4.65
Census Tct / Blk:		Cooling:	
1st Mtg / Type:		Fireplace:	
Res / Comm Units:		Parking Type:	
		Flood Zone Code:	D
			Stories:
			Roof Material:
			Prior Sale Price:
			Prior Sale Date:
			Prior Rec Date:
			Prior Sale Doc #:

Comp #11 - 1.43 Miles From Subject

Sale Price / Type:	\$18,000 /		
Sale / Rec Date:	06/29/2021 / 07/22/2021		
Year Built / Eff:		Lot Area:	92,782 Sq. Ft.
Assessed Value:	\$27,606	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Bailey Real Estate Investments LLC		Bedrooms:
Mailing Address:	3141 Stevens Creek Blvd, San Jose, CA 95117-1141		Baths (F / H):
County:	San Bernardino	Zoning:	
APN:	0463-471-16-0000	Acres:	2.13
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
			Stories:
			Roof Material:
			Prior Sale Price:
			Prior Sale Date:
			Prior Rec Date:
			Prior Sale Doc #:

Comp #12 - 1.52 Miles From Subject**Kimshew Rd, Apple Valley, CA 92307**

Sale Price / Type:	\$45,000 /		
Sale / Rec Date:	02/18/2021 / 04/16/2021		
Year Built / Eff:		Lot Area:	382,021 Sq. Ft.
Assessed Value:	\$20,611	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Moreno Jesus / Sanchez Teresa		Bedrooms:
Mailing Address:	4080 W 1st St #227, Santa Ana, CA 92703-4081		Baths (F / H):
County:	San Bernardino	Zoning:	
APN:	0463-092-47-0000	Acres:	8.77
Subdivision:		Cooling:	
Census Tct / Blk:	009714 / 1024	Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
			Stories:
			Roof Material:
			Prior Sale Price:
			Prior Sale Date:
			Prior Rec Date:
			Prior Sale Doc #:

Comp #13 - 1.52 Miles From Subject

Sale Price / Type:	\$19,000 /				
Sale / Rec Date:	03/08/2021 / 04/02/2021				
Year Built / Eff:		Lot Area:	114,563 Sq. Ft.		
Assessed Value:	\$4,407	Living Area:			
Land Use:	Vacant Land (NEC)	Pool:			
Owner Name:	Flores Carlos Hernandez / Flores Fransisco Hernandez		Bedrooms:	0	
Mailing Address:	3834 E 6th St, Los Angeles, CA 90023-1808		Baths (F / H):	0 / 0	
County:	San Bernardino	Zoning:		Total Rooms:	
APN:	0463-041-22-0000	Acres:	2.63	Stories:	
Subdivision:		Cooling:		Roof Material:	
Census Tct / Blk:		Fireplace:		Prior Sale Price:	\$9,500
1st Mtg / Type:		Parking Type:		Prior Sale Date:	
Res / Comm Units:		Flood Zone Code:	D	Prior Rec Date:	10/04/1990
				Prior Sale Doc #:	1990.396650

Comp #14 - 1.67 Miles From Subject

Sale Price / Type:	\$100,000 /				
Sale / Rec Date:	02/12/2021 / 02/26/2021				
Year Built / Eff:		Lot Area:	422,532 Sq. Ft.		
Assessed Value:	\$40,945	Living Area:			
Land Use:	Vacant Land (NEC)	Pool:			
Owner Name:	M4gc Inc		Bedrooms:	0	
Mailing Address:	72380 Tanglewood Ln, Rancho Mirage, CA 92270-4050		Baths (F / H):	0 / 0	
County:	San Bernardino	Zoning:		Total Rooms:	
APN:	0463-371-04-0000	Acres:	9.70	Stories:	
Subdivision:		Cooling:		Roof Material:	
Census Tct / Blk:		Fireplace:		Prior Sale Price:	
1st Mtg / Type:		Parking Type:		Prior Sale Date:	
Res / Comm Units:		Flood Zone Code:	D	Prior Rec Date:	03/27/2002
				Prior Sale Doc #:	2002.150413

Comp #15 - 1.72 Miles From Subject

Sale Price / Type:	\$375,000 /				
Sale / Rec Date:	03/17/2021 / 06/17/2021				
Year Built / Eff:		Lot Area:	101,495 Sq. Ft.		
Assessed Value:	\$25,700	Living Area:			
Land Use:	Vacant Land (NEC)	Pool:			
Owner Name:	Thurner Galen		Bedrooms:	0	
Mailing Address:	38759 Valle Vis, Murrieta, CA 92562-9321		Baths (F / H):	0 / 0	
County:	San Bernardino	Zoning:		Total Rooms:	
APN:	0472-285-12-0000	Acres:	2.33	Stories:	
Subdivision:		Cooling:		Roof Material:	
Census Tct / Blk:		Fireplace:		Prior Sale Price:	\$115,000
1st Mtg / Type:		Parking Type:		Prior Sale Date:	12/08/2005
Res / Comm Units:		Flood Zone Code:	D	Prior Rec Date:	12/12/2005
				Prior Sale Doc #:	2005.942724

Comp #16 - 1.72 Miles From Subject

Sale Price / Type:	\$525,000 /		
Sale / Rec Date:	07/13/2021 / 07/16/2021		
Year Built / Eff:		Lot Area:	1,089,000 Sq. Ft.
Assessed Value:	\$102,582	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Deaguiar Tony R / Deaguiar Jodie K		Bedrooms:
Mailing Address:	5486 Industrial Pkwy, San Bernardino, CA 92407-1855		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-371-05-0000	Zoning:	Stories:
Subdivision:		Acres:	25.00
Census Tct / Blk:		Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	Prior Sale Date:
		Flood Zone Code: D	Prior Rec Date:
			Prior Sale Doc #:

Comp #17 - 1.73 Miles From Subject**Altadena St, Apple Valley, CA 92307**

Sale Price / Type:	\$39,000 /		
Sale / Rec Date:	05/04/2021 / 05/06/2021		
Year Built / Eff:		Lot Area:	217,800 Sq. Ft.
Assessed Value:	\$81,167	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Harrison Michael / Harrison Lisette		Bedrooms:
Mailing Address:	3535 Inland Empire Blvd, Ontario, CA 91764-4908		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-371-16-0000	Zoning:	Stories:
Subdivision:		Acres:	5.00
Census Tct / Blk:	009714 / 1024	Cooling:	Prior Sale Price:
1st Mtg / Type:		Fireplace:	Prior Sale Date:
Res / Comm Units:		Parking Type:	Prior Rec Date:
		Flood Zone Code: D	Prior Sale Doc #:
			1986.254178

Comp #18 - 1.94 Miles From Subject**Dale Evans Pkwy, Apple Valley, CA 92307**

Sale Price / Type:	\$52,500 /		
Sale / Rec Date:	08/18/2020 / 09/01/2020		
Year Built / Eff:		Lot Area:	92,347 Sq. Ft.
Assessed Value:	\$52,500	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Balleras Julio M / Balleras Misuela		Bedrooms:
Mailing Address:	128 E 220th St, Carson, CA 90745-3005		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-371-41-0000	Zoning:	Stories:
Subdivision:		Acres:	2.12
Census Tct / Blk:	009714 / 1024	Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	Prior Sale Date:
		Flood Zone Code: D	Prior Rec Date:
			Prior Sale Doc #:
			1998.523336

Comp #19 - 2.00 Miles From Subject**Colusa Rd, Apple Valley, CA 92307**

Sale Price / Type:	\$85,000 /		
Sale / Rec Date:	04/27/2021 / 06/17/2021		
Year Built / Eff:		Lot Area:	108,900 Sq. Ft.
Assessed Value:	\$4,800	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Arana Allan Roga / Arana Charmaine A		Bedrooms:
Mailing Address:	3823 S Maryland Pkwy #N5, Las Vegas, NV 89119-7543		Baths (F / H):
County:	San Bernardino	Zoning:	
APN:	0463-081-13-0000	Acres:	2.50
Subdivision:		Cooling:	
Census Tct / Blk:	009714 / 1024	Fireplace:	
1st Mtg / Type:	\$42,500 /	Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
			Stories:
			Roof Material:
			Prior Sale Price:
			Prior Sale Date:
			Prior Rec Date:
			Prior Sale Doc #:

Comp #20 - 2.04 Miles From Subject**Dale Evans Pkwy, Apple Valley, CA 92307**

Sale Price / Type:	\$375,000 /		
Sale / Rec Date:	03/17/2021 / 06/17/2021		
Year Built / Eff:		Lot Area:	96,703 Sq. Ft.
Assessed Value:	\$10,193	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Thurner Galen		Bedrooms:
Mailing Address:	38759 Valle Vis, Murrieta, CA 92562-9321		Baths (F / H):
County:	San Bernardino	Zoning:	
APN:	0472-243-04-0000	Acres:	2.22
Subdivision:		Cooling:	
Census Tct / Blk:	009714 / 1024	Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
			Stories:
			Roof Material:
			Prior Sale Price:
			Prior Sale Date:
			Prior Rec Date:
			Prior Sale Doc #:

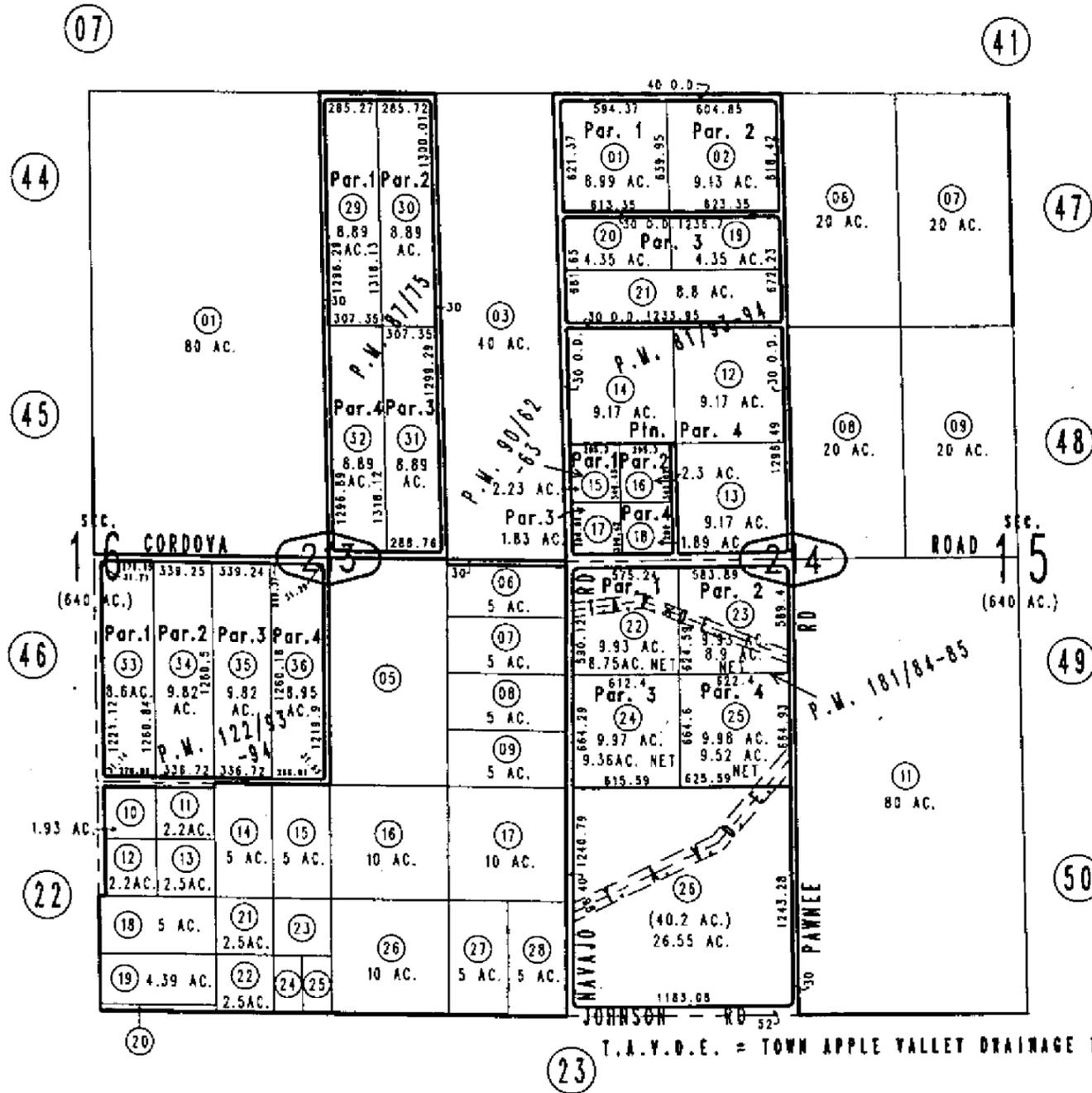
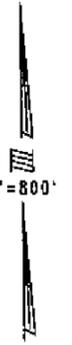
Disclaimer: This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance, commitment or preliminary report, or any form of title insurance or guaranty. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without the issuing party's prior written consent. The issuing party does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that the issuing party's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that the issuing party would not have issued this report but for the limitation of liability described above. The issuing party makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.

School information is copyrighted and provided by GreatSchools.org.

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Sec.15&16, T.6N.,R.3W., S.B.B.&M.

City of Apple Valley 0463-21
Tax Rate Area
21027



Parcel Map No. 14418, P.M. 181/84-85
 Parcel Map No. 10410, P.M. 122/93-94
 Parcel Map No. 8585, P.M. 90/62-63
 Parcel Map No. 8448, P.M. 87/75
 Pln. Parcel Map No. 7960, P.M. 81/93-94

June 2004

Assessor's Map
 Book 0463 Page 21
 San Bernardino County

REVISED

+ FIRST AMERICAN TITLE, 1SB,
AD08

SAN BERNARDINO, CA

08/05/2021 08:50PM IXQT

PAGE 1 OF 1

SAN BERNARDINO 2020-21 TAX
ROLL

ORDER SEARCH RESULTS

ORDER: 0000000

TOF: 0

COMMENT:

PAYMENTS AS OF 07/16/2021
SEARCH PARAMETERS

ENTERED APN: 0463-213-34-0-000

✓ APN: 0463-213-34-0-000 BILL: 20200411762

DATE: 09/22/2020

TRA: 021027 - TOWN OF APPLE VALLEY

ACQ DATE: 04/25/2013

DOC#: 2013-171333

LEGAL: PARCEL MAP 10410 PARCEL 2

SITUS: CORDOVA RD APPLE VALLEY CA 92307

MAIL: 7850 S DEAN MARTIN DR #502 LAS VEGAS NV 89139

FOR 2020-21 TAX YEAR

ASSESSED OWNER(S)

2020-21 ASSESSED VALUES

ROSS CARL E LIVING TRUST 5/23/91

LAND

163,268

SAFARI ROSS FAMILY TRUST 6/10/04

TAXABLE

163,268

2020-21 TAXES

1ST INST

2ND INST

TOTAL TAX

STATUS

PAID

PAID

PAYMENT DATE

12/08/2020

04/12/2021

DELINQUENT DATE

12/10/2020

04/12/2021

INSTALLMENT

1,035.87

1,035.83

2,071.70

PENALTY

103.59

113.58

217.17

BALANCE DUE

0.00

0.00

0.00

WARNINGS AND/OR COMMENTS

** NO BONDS OR PRIOR YEAR DELQ TAXES **

ASSESSMENT DETAIL

FUND TYPE

AMOUNT

DESCRIPTION OF ASSESSMENT(S)

WF01-SP03 FIRE SUPR

86.55

APPLE VALLEY FIRE SUPP

86.55

TOTAL OF SPECIAL ASSESSMENTS

ADDITIONAL PROPERTY INFORMATION

TAX CODE: 1

COUNTY USE CODE: 0000

VESTING: TC

TAX RATE: 1.048400%

STANDARD LAND USE: VACANT LAND (NEC)

CONDITIONS, DISCLAIMERS AND EXCLUSIONS:

This Tax Certificate/Tax Order Report does not constitute a report on or certification of: (1) mineral (productive and/or non-productive) taxes or leases; (2) personal property taxes; or (3) other non ad valorem taxes (such as paving liens, stand-by charges or maintenance assessments).

Data Trace Information Services LLC ("Data Trace") may have warranted the accuracy of this Tax Certificate/Tax Order Report to its customer (the "Data Trace Customer") pursuant to the terms and conditions of a written tax service agreement between Data Trace and said Data Trace Customer (the "Tax Service Agreement"). Any such warranty (hereinafter, "Data Trace Customer Warranty") does not: (a) extend to a third party bearer of this Tax Certificate/Tax Order Report; (b) cover any changes made to the records of the taxing authority after the "payments as of," "paid," or "payment" dates delineated above; and (c) cover any invalid tax information shown on the records of the taxing authority or resulting from an error by the Data Trace Customer (including, without limitation, submission of incorrect property information by said Data Trace Customer). DATA TRACE MAKES NO WARRANTIES (EXPRESS OR IMPLIED) WITH RESPECT TO THIS TAX CERTIFICATE/TAX ORDER REPORT OTHER THAN (WHERE APPLICABLE) THE DATA TRACE CUSTOMER WARRANTY. Any and all claims under a Data Trace Customer Warranty must be submitted to Data Trace by the corresponding Data Trace Customer and are subject to the terms and conditions set forth in the pertinent Tax Service Agreement (including, without limitation, the filing deadlines applicable to such claims). In some jurisdictions Data Trace's validation of a Tax Certificate/Tax Order Report is required to activate a Data Trace Customer Warranty.

END OF SEARCH

FIRST AMERICAN TITLE

Electronically Recorded in Official Records, County of San Bernardino

11/02/2005
01:18 PM
SH



LARRY WALKER
Auditor/Controller - Recorder

708 First American - GM

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
Carl Ross
9501 Kingsgate Court
Las Vegas, NV 89145

2107254

Doc #: 2005-0826775



Titles:	1	Pages:	5
Fees			63.00
Taxes			1835.90
Other			.00
PAID			1898.90

Space Above This Line for Recorder's Use Only

A.P.N.: 0463-213-05,33,34,35, & 36

Order No.: 2107254

Escrow No.: 48382-GL

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$1,835.90
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale,
unincorporated area: [] City of _____, and APPLE VALLEY

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
Stephen W. Harrison and Carla R. Harrison, Trustees of the Stephen and Carla Harrison Family Trust Michael Harrison, a Single Man

hereby GRANT(S) to **Carl Ross, a married man**

the following described property in the City of _____ County of San Bernardino State of California;

See Exhibit "A" attached hereto and made a part hereof.

Stephen W. Harrison and Carla R. Harrison, Trustees of the Stephen and Carla Harrison Family Trust

Michael Harrison

By:
By:

Document Date: 10/27/05

STATE OF CALIFORNIA)
COUNTY OF San Bernardino) SS

On 10/27/05 before me, George Lasko

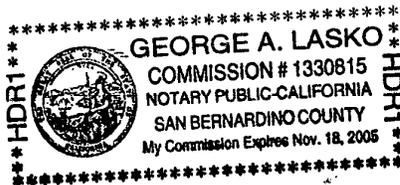
personally appeared Stephen W. Harrison, Carla R. Harrison and Michael Harrison

personally known to me (or 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.

WITNESS my hand and official seal.

Signature:

This area for official notarial seal.



Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of San Bernardino, State of California,
described as follows:

PARCEL 4 OF PARCEL MAP NO. 10410, AS RECORDED IN PARCEL MAP BOOK NO. 122, PAGES 93
& 94, RECORDS OF SAID COUNTY.

APN: 0463-213-36-0-000

LEGAL DESCRIPTION

Real property in the Town of Apple Valley, County of San Bernardino, State of California,
described as follows:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6
NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE
OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

APN: 0463-213-05-0-000

Order Number: 0622-1988023 (33)

Page Number: 6

LEGAL DESCRIPTION

Real property in the Town of Apple Valley, County of San Bernardino, State of California,
described as follows:

PARCELS 1, 2 AND 3 OF PARCEL MAP #10410 AS RECORDED IN PARCEL MAP BOOK NO. 122,
PAGES 93 & 94, RECORDS OF SAID COUNTY.

APN: 0463-213-33-0-000 and 0463-213-34-0-000 and 0463-213-35-0-000

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
Carl Ross
9501 Kingsgate Court
Las Vegas, NV 89145

A.P.N.: 0463-213-05,33,34,35, & 36

Order No.: 2107254

Space Above This Line for Recorder's Use Only

Escrow No.: 48382-GL

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$1,835.90

computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale,
 unincorporated area; City of _____, and APPLE VALLEY

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
Stephen W. Harrison and Carla R. Harrison, Trustees of the Stephen and Carla Harrison Family Trust Michael Harrison, a Single Man

hereby GRANT(S) to **Carl Ross, a married man** :

the following described property in the City of _____ County of **San Bernardino** State of California;

See Exhibit "A" attached hereto and made a part hereof.

This is to certify that this is a true
and correct copy of the original hereof.
FIRST AMERICAN TITLE COMPANY OF SAN BERNARDINO

By Sam R. Chaffin

Stephen W. Harrison and Carla R. Harrison, Trustees of the Stephen and Carla Harrison Family Trust

Michael Harrison

By: _____

By: _____

This is to certify that this is a true
and correct copy of the original hereof.
FIRST AMERICAN TITLE COMPANY OF SAN BERNARDINO

By Sam R. Chaffin

Document Date: 10/27/05

STATE OF CALIFORNIA)
COUNTY OF _____)

On _____ before me, _____

personally appeared _____,
personally known to me (or 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.

WITNESS my hand and official seal.

Signature _____

This area for official notarial seal.

FIRST AMERICAN TITLE

Electronically Recorded in Official Records, County of San Bernardino

7/03/2007
11:39 AM
BGJ



LARRY WALKER
Auditor/Controller - Recorder
708 First American - GM

RECORDING REQUESTED BY
FIRST AMERICAN TITLE
AND WHEN RECORDED MAIL TO:

*First Industrial Realty
898 N. Sepulveda Blvd.
Ste 750
El Segundo Ca 90245*

Doc #: 2007-0394030

Titles: 1 Pages: 2



Fees 41.00
Taxes ** Conf **
Other .00
PAID 41.00

Space Above This Line for Recorder's Use Only

A.P.N.: 0463-213-05,33,34,35,36

Order No.: 2686608

Escrow No.: 7-1669-KH

kb 021027

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$(NOT OF PUBLIC RECORD)
[] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale,

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
CARL E. ROSS, A MARRIED MAN

hereby GRANT(S) to **FR/CAL 3 APPLE VALLEY, LLC,**
A DELAWARE LIMITED LIABILITY COMPANY

the following described property in the Town of **APPLE VALLEY**, County of **SAN BERNARDINO** State of California;
APN #0463-213-05:

**THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH,
RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF
SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.**

APN #0463-213-33,34,35,36:

**PARCELS 1,2,3 AND 4 OF PARCEL MAP 10410 AS RECORDED IN PARCEL MAP BOOK 122, PAGES 93 AND
94, RECORDS OF SAID COUNTY.**

Document Date: February 8, 2007

CARL E. ROSS

GRANT DEED CONTINUED ON NEXT PAGE

Mail Tax Statements to: SAME AS ABOVE

A.P.N.: 0463-213-03,05,29,33,34,35,36

CONTINUATION OF GRANT DEED

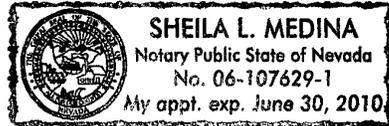
STATE OF ^{Nevada} CALIFORNIA)
COUNTY OF ^{Clark}) JSS

On May 8, 2007 before me, Sheila L. Medina xxxxx
Notary Public, personally appeared CARL E. ROSS xxxxxxxxxxxx.

personally known to me (or 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.

WITNESS my hand and official seal.

Signature Sheila L. Medina



This area for official notarial seal.

FIRST AMERICAN TITLE INSURANCE COMPANY



DENNIS DRAEGER
ASSESSOR - RECORDER - CLERK
691 First American

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Mr. Carl Ross
7850 S. Dean Martin Drive, Suite 502
Las Vegas, Nevada 89139

Doc #: 2013-0171333



Titles: 1	Pages: 7
Fees	63.00
Taxes	** Conf **
Other	.00
PAID	63.00

MAIL TAX STATEMENT TO:

Mr. Carl Ross
7850 S. Dean Martin Drive, Suite 502
Las Vegas, Nevada 89139

(Space Above Line for Recorder's Use Only)

APNs: 0463-201-34, 0463-201-42, 0463-201-56, 0463-213-03, 0463-213-05, 0463-213-07, 0463-213-08, 0463-213-09, 0463-213-29, 0463-213-33, 0463-213-34, 0463-213-35, 0463-213-36, 0463-214-06, 0463-214-07, 0463-214-08, 0463-214-09 and 0463-214-26

Not of public record

GRANT DEED

In accordance with Section 11932 of the California Revenue and Taxation Code, Grantor has declared the amount of the transfer tax which is due by a separate statement that is not being recorded with this Grant Deed.

FOR VALUE RECEIVED, FR/CAL 3 APPLE VALLEY, LLC, a Delaware limited liability company ("Grantor"), grants to Carl E. Ross, as Trustee of the Carl E. Ross Living Trust dated May 23, 1991, as to an undivided 52% interest, Carl E. Ross, as Trustee of the Safari Ross Family Trust dated June 10, 2004, as to an undivided 24% interest, and Carl E. Ross, as Trustee of the Remington Ross Family Trust dated June 10, 2004, as to an undivided 24% interest, as tenants in common (collectively, "Grantee"), all that certain real property situated in the City of Apple Valley, County of San Bernardino, State of California, described on Exhibit A attached hereto and by this reference incorporated herein (the "Property").

SUBJECT TO the following:

- (a) All liens, encumbrances, easements, covenants, conditions, restrictions and other matters of record;
- (b) All matters which a correct survey of the Property would disclose;
- (c) All matters which could be ascertained by a physical inspection of the Property;
- (d) Interests of parties in possession;

MAIL TAX STATEMENT TO
RETURN ADDRESS ABOVE

(e) Any and all liens not yet delinquent for real property and personal property taxes and for general and special assessments against the Property; and

(f) Building and zoning ordinances and regulations and any other laws, ordinances, or governmental regulations restricting, regulating or relating to the use, occupancy or enjoyment of the Property.

***[Remainder of page intentionally left blank,
signatures commence on following page]***

EXHIBIT A
LEGAL DESCRIPTION
[SEE ATTACHED]

Exhibit "A"

LEGAL DESCRIPTION

Real property in the Town of Apple Valley, County of San Bernardino, State of California, described as follows:

PARCEL A:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

EXCEPTING THEREFROM THE INTEREST IN THE SOUTH 40 FEET OF SAID LAND WHICH WAS GRANTED FOR HIGHWAY PURPOSES TO THE COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA BY DEED RECORDED AUGUST 19, 1957, IN BOOK 4305, PAGE 457, OFFICIAL RECORDS.

PARCEL B:

THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER, AND THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

EXCEPTING THEREFROM ONE-HALF OF ONE-SIXTH OF ALL OIL, GAS AND OTHER MINERAL DEPOSITS IN THE LAND SO PATENTED, TOGETHER WITH THE RIGHT TO PROTECT FOR, MINE AND REMOVE THE SAME, AS RESERVED IN THE DEED RECORDED SEPTEMBER 15, 1924, IN BOOK 872, PAGE 1 OF DEEDS.

PARCEL C:

THE LAND AS SHOWN ON THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. DN107-09 EVIDENCED BY DOCUMENT RECORDED JUNE 5, 2009 AS INSTRUMENT NO. 2009-0245866 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED IN THE DOCUMENT AS FOLLOWS:

ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO GOVERNMENT SURVEY, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 14, LYING SOUTH 01° 02' 06" EAST, 297.01 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 14;

THENCE NORTH 89° 21' 16" EAST, A DISTANCE OF 2449.92 FEET;

THENCE SOUTH 00° 47' 12" EAST, A DISTANCE OF 61.00 FEET;

THENCE NORTH 89° 21' 16" EAST, A DISTANCE OF 192.00 FEET TO THE POINT OF TERMINATION ON THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 14, SAID POINT LIES SOUTH 00° 47' 12" EAST, 358.00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 14.

PARCEL D:

THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

PARCEL E:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF APPLE VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL F:

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL G:

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

PARCEL H:

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN.

EXCEPTING THEREFROM A NON-EXCLUSIVE EASEMENT OF 30 FEET ALONG THE SOUTHERLY AND EASTERLY BOUNDARIES FOR INGRESS AND EGRESS AND ALSO EXCEPTING THEREFROM A NON-EXCLUSIVE EASEMENT OF 15 FEET ALONG THE WESTERLY BOUNDARY FOR INGRESS AND EGRESS.

PARCEL I:

PARCEL 1 OF PARCEL MAP 8448, AS RECORDED IN PARCEL MAP BOOK 87, PAGE 75, RECORDS OF SAN BERNARDINO COUNTY.

PARCEL J:

PARCELS 1, 2, 3, AND 4 OF PARCEL MAP 10410 AS RECORDED IN PARCEL MAP BOOK NO. 122, PAGES 93 AND 94, RECORDS OF SAID COUNTY.

PARCEL K:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL L:

THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL M:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL N:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL O:

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE EXTERIOR BOUNDARIES OF PARCEL MAP 14418, AS SHOWN BY MAP ON FILE IN BOOK 181 PAGES 84 AND 85 OF PARCEL MAPS, IN THE OFFICE OF SAID COUNTY RECORDER.

SAID LEGAL DESCRIPTION IS PURSUANT TO THAT CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 4, 1996 AS INSTRUMENT NO. 96-445548, OFFICIAL RECORDS.

APN: 0463-201-34-0-000 (Affects : Parcel A); 0463-201-42-0-000 (Affects : Parcel B); 0463-201-56-0-000 (Affects : Parcel C); 0463-213-03-0-000 (Affects : Parcel D); 0463-213-05-0-000 (Affects : Parcel E); 0463-213-07-0-000 (Affects : Parcel F); 0463-213-08-0-000 (Affects : Parcel G); 0463-213-09-0-000 (Affects : Parcel H); 0463-213-29-0-000 (Affects Parcel I); 0463-213-33-0-000 (Affects : A portion of Parcel J); 0463-213-34-0-000 (Affects : A portion of Parcel J); 0463-213-35-0-000 (Affects : A portion of Parcel J); 0463-213-36-0-000 (affects : A portion of Parcel J); 0463-214-06-0-000 (Affects : Parcel K); 0463-214-07-0-000 (Affects : Parcel L); 0463-214-08-0-000 (Affects : Parcel M); 0463-214-09-0-000 (Affects : Parcel N) and 0463-214-26-0-000 (Affects : Parcel O)



First American Title™

San Bernardino County

1855 W. Redlands Boulevard, Suite 100 · Redlands, CA 92373
PHONE 909.381.6411

ADDRESS

CORDOVA RD

APPLE VALLEY, CA 92307

APN

0463-213-35-0000

Property Detail Report

Cordova Rd, Apple Valley, CA 92307

APN: 0463-213-35-0000

San Bernardino County Data as of: 07/22/2021

Owner Information

Owner Name: Ross Carl E Living Trust / 91 / Safari Ross Family Trust / 04
Vesting: Living Trust
Mailing Address: 7850 Dean Martin Dr #502, Las Vegas, NV 89139-6606
Occupancy: Absentee Owner

Location Information

Legal Description: Parcel Map 10410 Parcel 3
APN: 0463-213-35-0000
Munic / Twnshp: Hesperia
Subdivision:
Neighborhood:
Elementary School: Sycamore Rocks Ele...
Latitude: 34.60642
Alternate APN: 0463-213-35-0000
Township-Rng-Sec:
Tract #:
School District: Apple Valley Unified School District
Middle School: Phoenix Academy
Longitude: -117.19532
County: San Bernardino, CA
Census Tract / Block: 009714 / 1024
Legal Lot / Block:
Legal Book / Page: 0463 / 213
High School: Granite Hills High...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 04/25/2013 / 04/25/2013
Buyer Name: Ross Carl E Living Trust
Price: \$7,100,000
Seller Name: FR / Cal 3 Apple Valley LLC
Transfer Doc #: 2013.171333
Deed Type: Grant Deed

Last Market Sale

Sale / Rec Date: 04/25/2013 / 04/25/2013
Multi / Split Sale: Y
1st Mtg Amt / Type:
2nd Mtg Amt / Type:
Seller Name: FR / Cal 3 Apple Valley LLC
Lender:
Sale Price / Type: \$7,100,000 / Full Value
Price / Sq. Ft.:
1st Mtg Rate / Type:
2nd Mtg Rate / Type:
Deed Type: Grant Deed
New Construction:
1st Mtg Doc #: N/A
Sale Doc #: 2013.171333
Title Company: First American Tit...

Prior Sale Information

Sale / Rec Date: 10/26/2005 / 11/02/2005
1st Mtg Amt / Type:
Prior Lender:
Sale Price / Type: \$1,669,000 / Full Value
1st Mtg Rate / Type:
Prior Deed Type: Deed
Prior Sale Doc #: 2005.826775

Property Characteristics

Gross Living Area:
Living Area:
Total Adj. Area:
Above Grade:
Basement Area:
Style:
Foundation:
Quality:
Condition:
Total Rooms: 0
Bedrooms:
Baths (F / H):
Pool:
Fireplace:
Cooling:
Heating:
Exterior Wall:
Construction Type:
Year Built / Eff:
Stories:
Parking Type:
Garage #:
Garage Area:
Porch Type:
Patio Type:
Roof Type:
Roof Material:

Site Information

Land Use: Vacant Land (NEC)
State Use:
County Use: 0000 - Vacant Land
Site Influence: Type Unknown
Flood Zone Code: D
Community Name: Town Of Apple Valley
Lot Area: 427,759 Sq. Ft.
Lot Width / Depth:
Usable Lot:
Acres: 9.82
Flood Map #: 06071C5830H
Flood Panel #: 5830H
Zoning:
of Buildings: 2
Res / Comm Units:
Water / Sewer Type: / No
Flood Map Date: 08/28/2008
Inside SFHA: False

Tax Information

Assessed Year: 2021
Tax Year: 2020
Tax Area: 021-027
Property Tax: \$2,141.29
Exemption:
Assessed Value: \$164,959
Land Value: \$164,959
Improvement Value:
Improved %:
Delinquent Year:
Market Total Value:
Market Land Value:
Market Imprv Value:
Market Imprv %:

Sales Comparables

Cordova Rd, Apple Valley, CA 92307

APN: 0463-213-35-0000

San Bernardino County Data as of: 07/22/2021

Subject Property

Cordova Rd, Apple Valley, CA 92307

Sale Price / Type:	\$7,100,000 / Full Value	Lot Area:	427,759 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	04/25/2013 / 04/25/2013	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$164,959	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	9.82	Roof Material:	
Owner Name:	Ross Carl E Living Trust / 91 / Safari Ross Family Trust / 04	Cooling:		Prior Sale Price:	\$1,669,000
Mailing Address:	7850 Dean Martin Dr #502, Las Vegas, NV 89139-6606	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	11/02/2005
APN:	0463-213-35-0000	Flood Zone Code:	D	Prior Sale Doc #:	2005.826775
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Search Criteria

# Months Back:	12	Distance From Subject:	5 mi
Living Area	35.0 +/-	Land Use:	Same As Subject
Difference:			

20 Comparable Properties Found

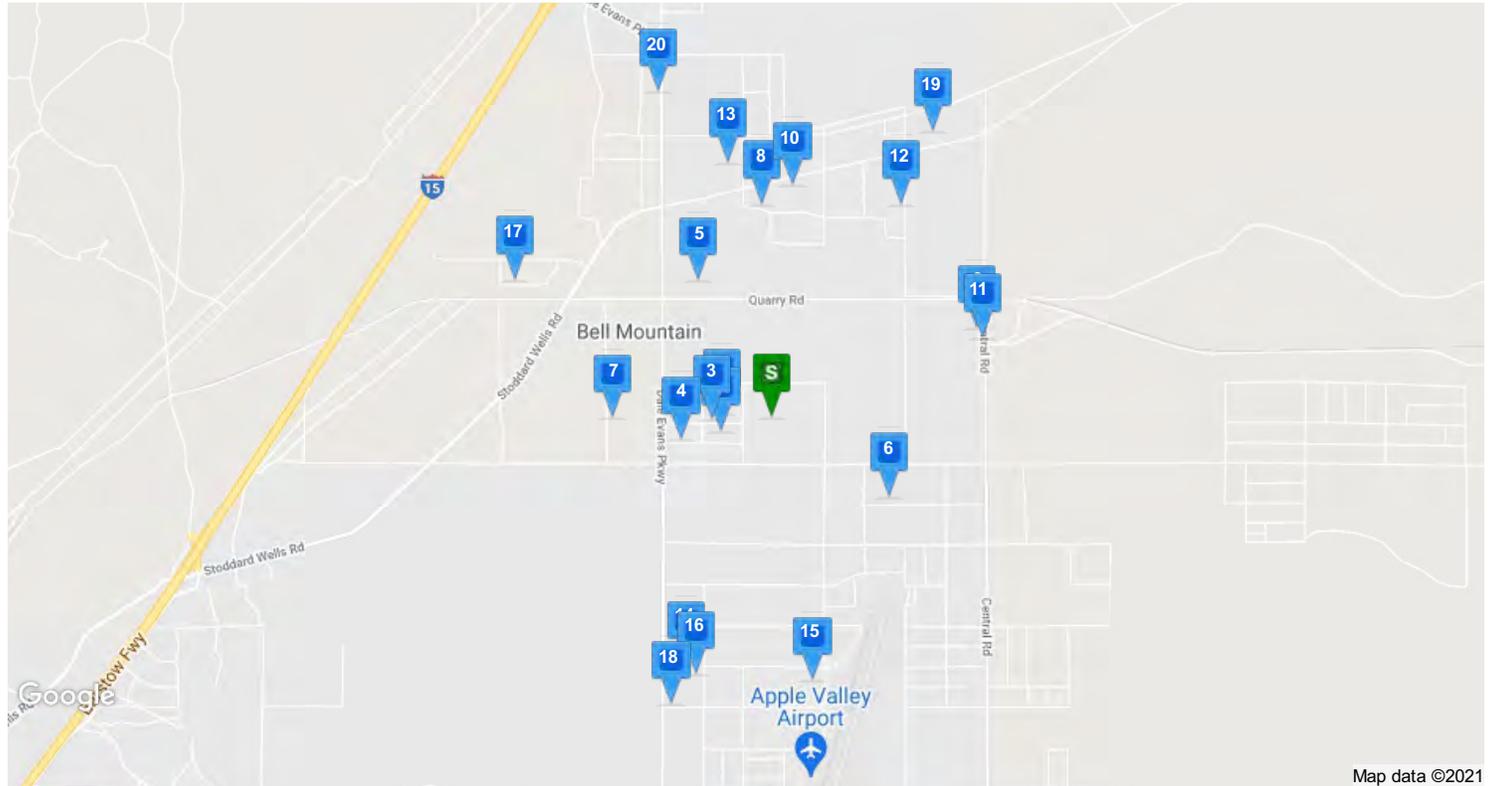
COMPARABLE PROPERTY SUMMARY				
	Subject	Low	Average	High
Price	\$7,100,000	\$18,000	\$195,600	\$1,350,000
Living Area		0	0	0
Price / Sq. Ft.				
Bedrooms		0	0	0
Baths		0	0	0
Lot Area	427,759 Sq. Ft.	77,046 Sq. Ft.	261,197 Sq. Ft.	1,089,000 Sq. Ft.
Stories				
Year Built				
Distance		0.32 mi	1.29 mi	2.07 mi

Sales Comparables

Cordova Rd, Apple Valley, CA 92307

APN: 0463-213-35-0000

San Bernardino County Data as of: 07/22/2021



Subject Property Comparables

COMPARABLES												
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.32		Doberman St, Apple Valley, CA 92307	07/22/2020	\$72,000						189,486	
2	0.35			06/03/2021	\$95,000						99,317	
3	0.39		Doberman St, Apple Valley, CA 92307	07/23/2020	\$38,000						89,135	
4	0.61		Shepherd St, Apple Valley, CA 92307	10/07/2020	\$195,000						94,089	
5	0.90			04/01/2021	\$411,500						628,571	
6	0.92		Needham Ave, Apple Valley, CA 92307	07/22/2021	\$1,350,000						871,200	
7	1.00			07/12/2021	\$25,000						154,202	
8	1.25			05/24/2021	\$20,000						100,188	
9	1.36			04/19/2021	\$52,000						202,554	
10	1.37		Stoddard Wells Rd, Apple Valley, CA 92307	07/17/2020	\$20,000						77,046	
11	1.37			06/29/2021	\$18,000						92,782	

12	1.48	Kimshew Rd, Apple Valley, CA 92307	02/18/2021	\$45,000	382,021
13	1.53		03/08/2021	\$19,000	114,563
14	1.69		02/12/2021	\$100,000	422,532
15	1.72	Altadena St, Apple Valley, CA 92307	05/04/2021	\$39,000	217,800
16	1.74		07/13/2021	\$525,000	1,089,000
17	1.78		03/17/2021	\$375,000	101,495
18	1.96	Dale Evans Pkwy, Apple Valley, CA 92307	08/18/2020	\$52,500	92,347
19	1.97	Colusa Rd, Apple Valley, CA 92307	04/27/2021	\$85,000	108,900
20	2.07	Dale Evans Pkwy, Apple Valley, CA 92307	03/17/2021	\$375,000	96,703

L: Listed R: REO RS: REO Sale SS: Short Sale D: Default A: Auction

Comp #1 - 0.32 Miles From Subject**Doberman St, Apple Valley, CA 92307**

Sale Price / Type:	\$72,000 /	Lot Area:	189,486 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	07/22/2020 / 08/10/2020	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$72,000	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	4.35	Roof Material:	
Owner Name:	Balleras Julio M / Balleras Minsuela S	Cooling:		Prior Sale Price:	\$60,000
Mailing Address:	128 E 220th St, Carson, CA 90745-3005	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	06/07/1990
APN:	0463-461-13-0000	Flood Zone Code:	D	Prior Sale Doc #:	1990.224193
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #2 - 0.35 Miles From Subject

Sale Price / Type:	\$95,000 /	Lot Area:	99,317 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	06/03/2021 / 06/15/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$46,800	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.28	Roof Material:	
Owner Name:	Edu Rosita S / Edu JR Alberto	Cooling:		Prior Sale Price:	\$140,000
Mailing Address:	219 W 233rd St, Carson, CA 90745-5208	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	09/23/2004
APN:	0463-221-06-0000	Flood Zone Code:	D	Prior Sale Doc #:	2004.694517
Subdivision:					
Census Tct / Blk:					
1st Mtg / Type:					
Res / Comm Units:					

Comp #3 - 0.39 Miles From Subject**Doberman St, Apple Valley, CA 92307**

Sale Price / Type:	\$38,000 /	Lot Area:	89,135 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	07/23/2020 / 08/11/2020	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$38,000	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.05	Roof Material:	
Owner Name:	Baliteras Julio M / Balleras Minsuela S	Cooling:		Prior Sale Price:	\$25,000
Mailing Address:	128 E 220th St, Carson, CA 90745-3005	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	09/11/1990
APN:	0463-461-12-0000	Flood Zone Code:	D	Prior Sale Doc #:	1990.361234
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #4 - 0.61 Miles From Subject**Shepherd St, Apple Valley, CA 92307**

Sale Price / Type:	\$195,000 /	Lot Area:	94,089 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	10/07/2020 / 10/15/2020	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$41,000	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.16	Roof Material:	
Owner Name:	Balleras Jennifer S / Varghese Lizy K	Cooling:		Prior Sale Price:	\$22,500
Mailing Address:	128 E 220th St, Carson, CA 90745-3005	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	04/24/1991
APN:	0463-221-15-0000	Flood Zone Code:	D	Prior Sale Doc #:	1991.137431
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #5 - 0.90 Miles From Subject

Sale Price / Type:	\$411,500 /	Lot Area:	628,571 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	04/01/2021 / 04/02/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$39,580	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	14.43	Roof Material:	
Owner Name:	Cooley Scott M / Scott M Cooley 1997 Trust	Cooling:		Prior Sale Price:	\$100,000
Mailing Address:	15900 Kennedy Rd, Los Gatos, CA 95032-6531	Fireplace:		Prior Sale Date:	02/12/2021
County:	San Bernardino	Parking Type:		Prior Rec Date:	02/26/2021
APN:	0463-071-13-0000	Flood Zone Code:	D	Prior Sale Doc #:	2021.92519
Subdivision:					
Census Tct / Blk:					
1st Mtg / Type:					
Res / Comm Units:					

Comp #6 - 0.92 Miles From Subject**Needham Ave, Apple Valley, CA 92307**

Sale Price / Type:	\$1,350,000 /	Lot Area:	871,200 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	07/22/2021 / 07/22/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$31,702	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	20.00	Roof Material:	
Owner Name:	Boyd Katte	Cooling:		Prior Sale Price:	
Mailing Address:	33 Gristmill Dr, Stafford, VA 22554-8505	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	
APN:	0463-232-04-0000	Flood Zone Code:	D	Prior Sale Doc #:	
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #7 - 1.00 Miles From Subject

Sale Price / Type:	\$25,000 /		
Sale / Rec Date:	07/12/2021 / 07/22/2021		
Year Built / Eff:		Lot Area:	154,202 Sq. Ft.
Assessed Value:	\$20,064	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Moridi Kambiz / The Family Trust Of Kambz Moridi		Bedrooms:
Mailing Address:	17458 Blivewater Ct #40354, Riverside, CA 92503		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0472-292-27-0000	Zoning:	Stories:
Subdivision:		Acres:	3.54
Census Tct / Blk:		Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$81,000
		Flood Zone Code:	D
			Prior Sale Date:
			Prior Rec Date:
			12/04/1997
			Prior Sale Doc #:
			1997.444958

Comp #8 - 1.25 Miles From Subject

Sale Price / Type:	\$20,000 /		
Sale / Rec Date:	05/24/2021 / 07/07/2021		
Year Built / Eff:		Lot Area:	100,188 Sq. Ft.
Assessed Value:	\$24,024	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Matins Fernando Torres / Bravo Marilu Maya		Bedrooms:
Mailing Address:	10767 Hemlock Ave, Hesperia, CA 92345-2414		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-421-10-0000	Zoning:	Stories:
Subdivision:		Acres:	2.30
Census Tct / Blk:		Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$15,000
		Flood Zone Code:	D
			Prior Sale Date:
			Prior Rec Date:
			06/08/1993
			Prior Sale Doc #:
			1993.242936

Comp #9 - 1.36 Miles From Subject

Sale Price / Type:	\$52,000 /		
Sale / Rec Date:	04/19/2021 / 04/20/2021		
Year Built / Eff:		Lot Area:	202,554 Sq. Ft.
Assessed Value:	\$12,672	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Snipe Equipment LLC		Bedrooms:
Mailing Address:			Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-471-14-0000	Zoning:	Stories:
Subdivision:		Acres:	4.65
Census Tct / Blk:		Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	Prior Sale Date:
		Flood Zone Code:	D
			Prior Rec Date:
			Prior Sale Doc #:

Comp #10 - 1.37 Miles From Subject**Stoddard Wells Rd, Apple Valley, CA 92307**

Sale Price / Type:	\$20,000 /		
Sale / Rec Date:	07/17/2020 / 08/14/2020		
Year Built / Eff:		Lot Area:	77,046 Sq. Ft.
Assessed Value:	\$20,000	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Cristobal Fe A		Bedrooms:
Mailing Address:	11144 Louise Ave, Granada Hills, CA 91344-4103		Baths (F / H):
County:	San Bernardino	Zoning:	Total Rooms:
APN:	0463-061-29-0000	Acres:	1.77
Subdivision:		Cooling:	
Census Tct / Blk:	009714 / 1024	Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$26,000
		Prior Sale Date:	
		Prior Rec Date:	12/30/1998
		Prior Sale Doc #:	1998.557658

Comp #11 - 1.37 Miles From Subject

Sale Price / Type:	\$18,000 /		
Sale / Rec Date:	06/29/2021 / 07/22/2021		
Year Built / Eff:		Lot Area:	92,782 Sq. Ft.
Assessed Value:	\$27,606	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Bailey Real Estate Investments LLC		Bedrooms:
Mailing Address:	3141 Stevens Creek Blvd, San Jose, CA 95117-1141		Baths (F / H):
County:	San Bernardino	Zoning:	Total Rooms:
APN:	0463-471-16-0000	Acres:	2.13
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Stories:	
		Roof Material:	
		Prior Sale Price:	
		Prior Sale Date:	
		Prior Rec Date:	02/13/1989
		Prior Sale Doc #:	1989.51717

Comp #12 - 1.48 Miles From Subject**Kimshew Rd, Apple Valley, CA 92307**

Sale Price / Type:	\$45,000 /		
Sale / Rec Date:	02/18/2021 / 04/16/2021		
Year Built / Eff:		Lot Area:	382,021 Sq. Ft.
Assessed Value:	\$20,611	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Moreno Jesus / Sanchez Teresa		Bedrooms:
Mailing Address:	4080 W 1st St #227, Santa Ana, CA 92703-4081		Baths (F / H):
County:	San Bernardino	Zoning:	Total Rooms:
APN:	0463-092-47-0000	Acres:	8.77
Subdivision:		Cooling:	
Census Tct / Blk:	009714 / 1024	Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$20,000
		Prior Sale Date:	04/16/2019
		Prior Rec Date:	05/29/2019
		Prior Sale Doc #:	2019.172064

Comp #13 - 1.53 Miles From Subject

Sale Price / Type:	\$19,000 /		
Sale / Rec Date:	03/08/2021 / 04/02/2021		
Year Built / Eff:		Lot Area:	114,563 Sq. Ft.
Assessed Value:	\$4,407	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Flores Carlos Hernandez / Flores Fransisco Hernandez		Bedrooms:
Mailing Address:	3834 E 6th St, Los Angeles, CA 90023-1808		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-041-22-0000	Zoning:	Stories:
Subdivision:		Acres:	2.63
Census Tct / Blk:		Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$9,500
		Flood Zone Code:	D
			Prior Sale Date:
			Prior Rec Date:
			10/04/1990
			Prior Sale Doc #:
			1990.396650

Comp #14 - 1.69 Miles From Subject

Sale Price / Type:	\$100,000 /		
Sale / Rec Date:	02/12/2021 / 02/26/2021		
Year Built / Eff:		Lot Area:	422,532 Sq. Ft.
Assessed Value:	\$40,945	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	M4gc Inc		Bedrooms:
Mailing Address:	72380 Tanglewood Ln, Rancho Mirage, CA 92270-4050		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-371-04-0000	Zoning:	Stories:
Subdivision:		Acres:	9.70
Census Tct / Blk:		Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	Prior Sale Date:
		Flood Zone Code:	D
			Prior Rec Date:
			03/27/2002
			Prior Sale Doc #:
			2002.150413

Comp #15 - 1.72 Miles From Subject**Altadena St, Apple Valley, CA 92307**

Sale Price / Type:	\$39,000 /		
Sale / Rec Date:	05/04/2021 / 05/06/2021		
Year Built / Eff:		Lot Area:	217,800 Sq. Ft.
Assessed Value:	\$81,167	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Harrison Michael / Harrison Lisette		Bedrooms:
Mailing Address:	3535 Inland Empire Blvd, Ontario, CA 91764-4908		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-371-16-0000	Zoning:	Stories:
Subdivision:		Acres:	5.00
Census Tct / Blk:	009714 / 1024	Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$15,000
		Flood Zone Code:	D
			Prior Sale Date:
			Prior Rec Date:
			09/04/1986
			Prior Sale Doc #:
			1986.254178

Comp #16 - 1.74 Miles From Subject

Sale Price / Type:	\$525,000 /				
Sale / Rec Date:	07/13/2021 / 07/16/2021				
Year Built / Eff:		Lot Area:	1,089,000 Sq. Ft.		
Assessed Value:	\$102,582	Living Area:			
Land Use:	Vacant Land (NEC)	Pool:			
Owner Name:	Deaguiar Tony R / Deaguiar Jodie K		Bedrooms:	0	
Mailing Address:	5486 Industrial Pkwy, San Bernardino, CA 92407-1855		Baths (F / H):	0 / 0	
County:	San Bernardino	Zoning:		Total Rooms:	
APN:	0463-371-05-0000	Acres:	25.00	Stories:	
Subdivision:		Cooling:		Roof Material:	
Census Tct / Blk:		Fireplace:		Prior Sale Price:	
1st Mtg / Type:		Parking Type:		Prior Sale Date:	
Res / Comm Units:		Flood Zone Code:	D	Prior Rec Date:	
				Prior Sale Doc #:	

Comp #17 - 1.78 Miles From Subject

Sale Price / Type:	\$375,000 /				
Sale / Rec Date:	03/17/2021 / 06/17/2021				
Year Built / Eff:		Lot Area:	101,495 Sq. Ft.		
Assessed Value:	\$25,700	Living Area:			
Land Use:	Vacant Land (NEC)	Pool:			
Owner Name:	Turner Galen		Bedrooms:	0	
Mailing Address:	38759 Valle Vis, Murrieta, CA 92562-9321		Baths (F / H):	0 / 0	
County:	San Bernardino	Zoning:		Total Rooms:	
APN:	0472-285-12-0000	Acres:	2.33	Stories:	
Subdivision:		Cooling:		Roof Material:	
Census Tct / Blk:		Fireplace:		Prior Sale Price:	\$115,000
1st Mtg / Type:		Parking Type:		Prior Sale Date:	12/08/2005
Res / Comm Units:		Flood Zone Code:	D	Prior Rec Date:	12/12/2005
				Prior Sale Doc #:	2005.942724

Comp #18 - 1.96 Miles From Subject**Dale Evans Pkwy, Apple Valley, CA 92307**

Sale Price / Type:	\$52,500 /				
Sale / Rec Date:	08/18/2020 / 09/01/2020				
Year Built / Eff:		Lot Area:	92,347 Sq. Ft.		
Assessed Value:	\$52,500	Living Area:			
Land Use:	Vacant Land (NEC)	Pool:			
Owner Name:	Balleras Julio M / Balleras Misuela		Bedrooms:	0	
Mailing Address:	128 E 220th St, Carson, CA 90745-3005		Baths (F / H):	0 / 0	
County:	San Bernardino	Zoning:		Total Rooms:	
APN:	0463-371-41-0000	Acres:	2.12	Stories:	
Subdivision:		Cooling:		Roof Material:	
Census Tct / Blk:	009714 / 1024	Fireplace:		Prior Sale Price:	
1st Mtg / Type:		Parking Type:		Prior Sale Date:	
Res / Comm Units:		Flood Zone Code:	D	Prior Rec Date:	12/09/1998
				Prior Sale Doc #:	1998.523336

Comp #19 - 1.97 Miles From Subject**Colusa Rd, Apple Valley, CA 92307**

Sale Price / Type:	\$85,000 /		
Sale / Rec Date:	04/27/2021 / 06/17/2021		
Year Built / Eff:		Lot Area:	108,900 Sq. Ft.
Assessed Value:	\$4,800	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Arana Allan Roga / Arana Charmaine A		
Mailing Address:	3823 S Maryland Pkwy #N5, Las Vegas, NV 89119-7543		
County:	San Bernardino	Zoning:	
APN:	0463-081-13-0000	Acres:	2.50
Subdivision:		Cooling:	
Census Tct / Blk:	009714 / 1024	Fireplace:	
1st Mtg / Type:	\$42,500 /	Parking Type:	
Res / Comm Units:		Flood Zone Code:	D

Bedrooms:	0
Baths (F / H):	0 / 0
Total Rooms:	
Stories:	
Roof Material:	
Prior Sale Price:	\$22,000
Prior Sale Date:	03/09/2011
Prior Rec Date:	03/30/2011
Prior Sale Doc #:	2011.127708

Comp #20 - 2.07 Miles From Subject**Dale Evans Pkwy, Apple Valley, CA 92307**

Sale Price / Type:	\$375,000 /		
Sale / Rec Date:	03/17/2021 / 06/17/2021		
Year Built / Eff:		Lot Area:	96,703 Sq. Ft.
Assessed Value:	\$10,193	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Turner Galen		
Mailing Address:	38759 Valle Vis, Murrieta, CA 92562-9321		
County:	San Bernardino	Zoning:	
APN:	0472-243-04-0000	Acres:	2.22
Subdivision:		Cooling:	
Census Tct / Blk:	009714 / 1024	Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D

Bedrooms:	0
Baths (F / H):	0 / 0
Total Rooms:	
Stories:	
Roof Material:	
Prior Sale Price:	\$54,000
Prior Sale Date:	
Prior Rec Date:	03/21/1996
Prior Sale Doc #:	1996.99375

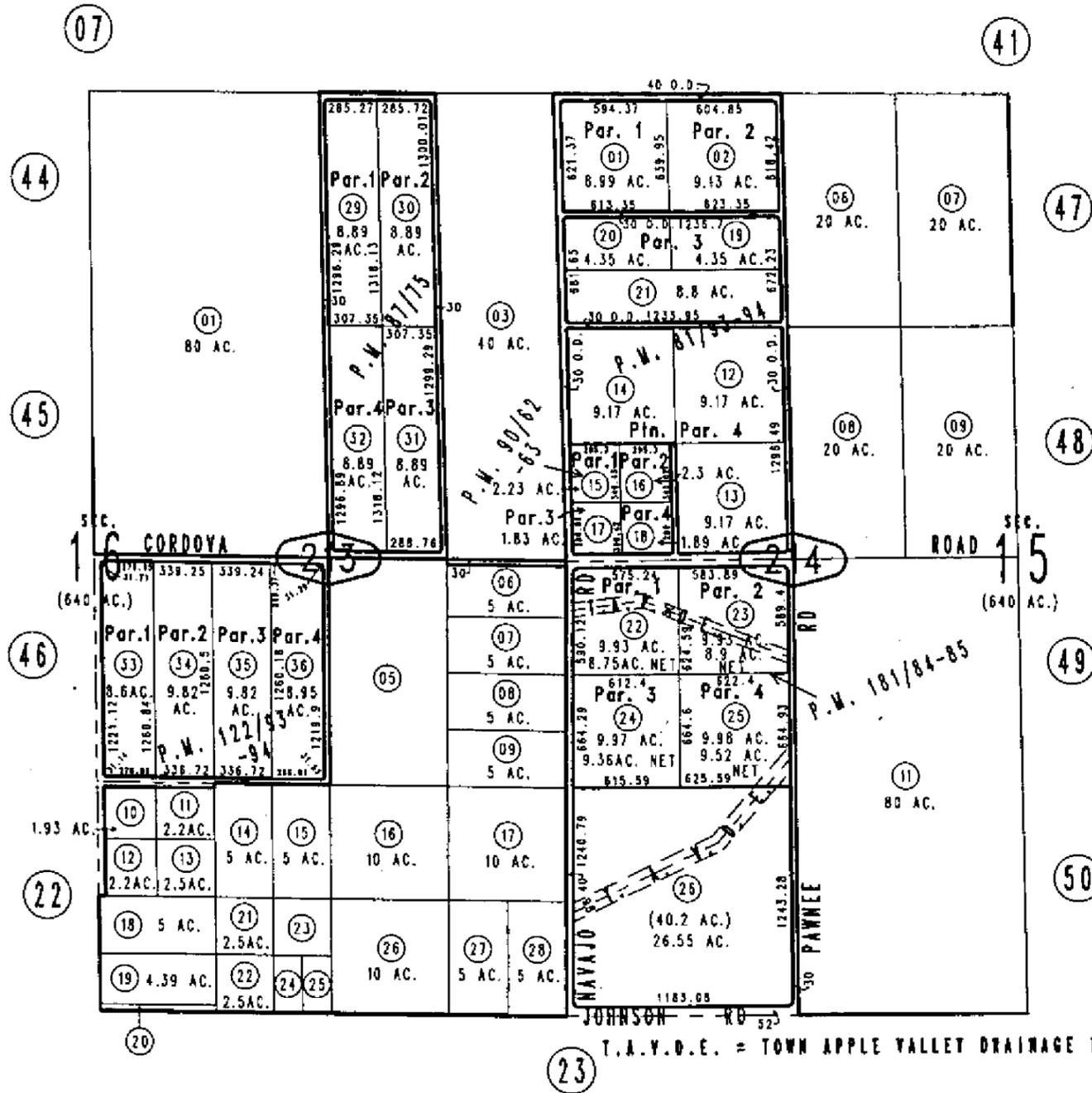
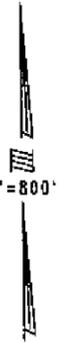
Disclaimer: This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance, commitment or preliminary report, or any form of title insurance or guaranty. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without the issuing party's prior written consent. The issuing party does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that the issuing party's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that the issuing party would not have issued this report but for the limitation of liability described above. The issuing party makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.

School information is copyrighted and provided by GreatSchools.org.

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Sec.15&16, T.6N.,R.3W., S.B.B.&M.

City of Apple Valley 0463-21
Tax Rate Area
21027



Parcel Map No. 14418, P.M. 181/84-85
 Parcel Map No. 10410, P.M. 122/93-94
 Parcel Map No. 8585, P.M. 90/62-63
 Parcel Map No. 8448, P.M. 87/75
 Pln. Parcel Map No. 7960, P.M. 81/93-94

June 2004

Assessor's Map
 Book 0463 Page 21
 San Bernardino County

REVISED

+ FIRST AMERICAN TITLE, 1SB,
AD08

SAN BERNARDINO, CA

08/05/2021 08:53PM IXQT

PAGE 1 OF 1

SAN BERNARDINO 2020-21 TAX
ROLL

ORDER SEARCH RESULTS

ORDER: 0000000

TOF: 0

COMMENT:

PAYMENTS AS OF 07/16/2021
SEARCH PARAMETERS

ENTERED APN: 0463-213-35-0-000

✓ APN: 0463-213-35-0-000 BILL: 20200411763

DATE: 09/22/2020

TRA: 021027 - TOWN OF APPLE VALLEY

ACQ DATE: 04/25/2013

DOC#: 2013-171333

LEGAL: PARCEL MAP 10410 PARCEL 3

SITUS: CORDOVA RD APPLE VALLEY CA 92307

MAIL: 7850 S DEAN MARTIN DR #502 LAS VEGAS NV 89139

FOR 2020-21 TAX YEAR

ASSESSED OWNER(S)

2020-21 ASSESSED VALUES

ROSS CARL E LIVING TRUST 5/23/91

LAND

163,268

SAFARI ROSS FAMILY TRUST 6/10/04

TAXABLE

163,268

2020-21 TAXES

1ST INST

2ND INST

TOTAL TAX

STATUS

PAID

PAID

PAYMENT DATE

12/08/2020

04/12/2021

DELINQUENT DATE

12/10/2020

04/12/2021

INSTALLMENT

1,070.66

1,070.63

2,141.29

PENALTY

107.07

117.06

224.13

BALANCE DUE

0.00

0.00

0.00

WARNINGS AND/OR COMMENTS

** NO BONDS OR PRIOR YEAR DELQ TAXES **

ASSESSMENT DETAIL

FUND TYPE

AMOUNT

DESCRIPTION OF ASSESSMENT(S)

WF01-SP03 FIRE SUPR

156.14

APPLE VALLEY FIRE SUPP

156.14

TOTAL OF SPECIAL ASSESSMENTS

ADDITIONAL PROPERTY INFORMATION

TAX CODE: 1

COUNTY USE CODE: 0000

VESTING: TC

TAX RATE: 1.048400%

STANDARD LAND USE: VACANT LAND (NEC)

CONDITIONS, DISCLAIMERS AND EXCLUSIONS:

This Tax Certificate/Tax Order Report does not constitute a report on or certification of: (1) mineral (productive and/or non-productive) taxes or leases; (2) personal property taxes; or (3) other non ad valorem taxes (such as paving liens, stand-by charges or maintenance assessments).

Data Trace Information Services LLC ("Data Trace") may have warranted the accuracy of this Tax Certificate/Tax Order Report to its customer (the "Data Trace Customer") pursuant to the terms and conditions of a written tax service agreement between Data Trace and said Data Trace Customer (the "Tax Service Agreement"). Any such warranty (hereinafter, "Data Trace Customer Warranty") does not: (a) extend to a third party bearer of this Tax Certificate/Tax Order Report; (b) cover any changes made to the records of the taxing authority after the "payments as of," "paid," or "payment" dates delineated above; and (c) cover any invalid tax information shown on the records of the taxing authority or resulting from an error by the Data Trace Customer (including, without limitation, submission of incorrect property information by said Data Trace Customer). DATA TRACE MAKES NO WARRANTIES (EXPRESS OR IMPLIED) WITH RESPECT TO THIS TAX CERTIFICATE/TAX ORDER REPORT OTHER THAN (WHERE APPLICABLE) THE DATA TRACE CUSTOMER WARRANTY. Any and all claims under a Data Trace Customer Warranty must be submitted to Data Trace by the corresponding Data Trace Customer and are subject to the terms and conditions set forth in the pertinent Tax Service Agreement (including, without limitation, the filing deadlines applicable to such claims). In some jurisdictions Data Trace's validation of a Tax Certificate/Tax Order Report is required to activate a Data Trace Customer Warranty.

END OF SEARCH

FIRST AMERICAN TITLE

Electronically Recorded in Official Records, County of San Bernardino

11/02/2005
01:18 PM
SH



LARRY WALKER
Auditor/Controller - Recorder

708 First American - GM

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
Carl Ross
9501 Kingsgate Court
Las Vegas, NV 89145

2107254

Doc #: 2005-0826775



Titles:	1	Pages:	5
Fees			63.00
Taxes			1835.90
Other			.00
PAID			1898.90

Space Above This Line for Recorder's Use Only

A.P.N.: 0463-213-05,33,34,35, & 36

Order No.: 2107254

Escrow No.: 48382-GL

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$1,835.90
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale,
unincorporated area: [] City of _____, and APPLE VALLEY

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
Stephen W. Harrison and Carla R. Harrison, Trustees of the Stephen and Carla Harrison Family Trust Michael Harrison, a Single Man

hereby GRANT(S) to **Carl Ross, a married man**

the following described property in the City of _____ County of San Bernardino State of California;

See Exhibit "A" attached hereto and made a part hereof.

Stephen W. Harrison and Carla R. Harrison, Trustees of the Stephen and Carla Harrison Family Trust

Michael Harrison

By:
By:

Document Date: 10/27/05

STATE OF CALIFORNIA)
COUNTY OF San Bernardino) SS

On 10/27/05 before me, George Lasko

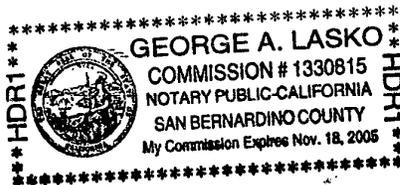
personally appeared Stephen W. Harrison, Carla R. Harrison and Michael Harrison

personally known to me (or 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.

WITNESS my hand and official seal.

Signature:

This area for official notarial seal.



Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of San Bernardino, State of California,
described as follows:

PARCEL 4 OF PARCEL MAP NO. 10410, AS RECORDED IN PARCEL MAP BOOK NO. 122, PAGES 93
& 94, RECORDS OF SAID COUNTY.

APN: 0463-213-36-0-000

LEGAL DESCRIPTION

Real property in the Town of Apple Valley, County of San Bernardino, State of California,
described as follows:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6
NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE
OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

APN: 0463-213-05-0-000

Order Number: 0622-1988023 (33)

Page Number: 6

LEGAL DESCRIPTION

Real property in the Town of Apple Valley, County of San Bernardino, State of California,
described as follows:

PARCELS 1, 2 AND 3 OF PARCEL MAP #10410 AS RECORDED IN PARCEL MAP BOOK NO. 122,
PAGES 93 & 94, RECORDS OF SAID COUNTY.

APN: 0463-213-33-0-000 and 0463-213-34-0-000 and 0463-213-35-0-000

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
Carl Ross
9501 Kingsgate Court
Las Vegas, NV 89145

A.P.N.: 0463-213-05,33,34,35, & 36

Order No.: 2107254

Space Above This Line for Recorder's Use Only

Escrow No.: 48382-GL

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$1,835.90
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale,
 unincorporated area; City of _____, and APPLE VALLEY

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
Stephen W. Harrison and Carla R. Harrison, Trustees of the Stephen and Carla Harrison Family Trust Michael Harrison, a Single Man

hereby GRANT(S) to **Carl Ross, a married man** :

the following described property in the City of _____ County of **San Bernardino** State of California;

See Exhibit "A" attached hereto and made a part hereof.

This is to certify that this is a true
and correct copy of the original hereof.
FIRST AMERICAN TITLE COMPANY OF SAN BERNARDINO

By Sam R. Chaffin

**Stephen W. Harrison and Carla R.
Harrison, Trustees of the Stephen and
Carla Harrison Family Trust**

Michael Harrison

By: _____

By: _____

This is to certify that this is a true
and correct copy of the original hereof.
FIRST AMERICAN TITLE COMPANY OF SAN BERNARDINO

By Sam R. Chaffin

Document Date: 10/27/05

STATE OF CALIFORNIA)
COUNTY OF _____)

On _____ before me, _____

personally appeared _____,
personally known to me (or 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.

WITNESS my hand and official seal.

Signature _____

This area for official notarial seal.

FIRST AMERICAN TITLE

Electronically Recorded in Official Records, County of San Bernardino

7/03/2007
11:39 AM
BGJ



LARRY WALKER
Auditor/Controller - Recorder
708 First American - GM

RECORDING REQUESTED BY
FIRST AMERICAN TITLE
AND WHEN RECORDED MAIL TO:

*First Industrial Realty
898 N. Sepulveda Blvd.
Ste 750
El Segundo Ca 90245*

Doc #: 2007-0394030

Titles: 1 Pages: 2



Fees 41.00
Taxes ** Conf **
Other .00
PAID 41.00

Space Above This Line for Recorder's Use Only

A.P.N.: 0463-213-05,33,34,35,36

Order No.: 2686608

Escrow No.: 7-1669-KH

kb

021027

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$(NOT OF PUBLIC RECORD)
[] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale,

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
CARL E. ROSS, A MARRIED MAN

hereby GRANT(S) to **FR/CAL 3 APPLE VALLEY, LLC,**
A DELAWARE LIMITED LIABILITY COMPANY

the following described property in the Town of **APPLE VALLEY**, County of **SAN BERNARDINO** State of California;
APN #0463-213-05:

**THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH,
RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF
SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.**

APN #0463-213-33,34,35,36:

**PARCELS 1,2,3 AND 4 OF PARCEL MAP 10410 AS RECORDED IN PARCEL MAP BOOK 122, PAGES 93 AND
94, RECORDS OF SAID COUNTY.**

Document Date: February 8, 2007

CARL E. ROSS

GRANT DEED CONTINUED ON NEXT PAGE

Mail Tax Statements to: SAME AS ABOVE

A.P.N.: 0463-213-03,05,29,33,34,35,36

CONTINUATION OF GRANT DEED

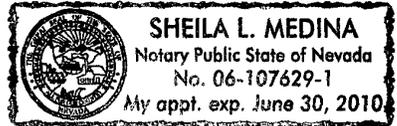
STATE OF ^{Nevada} CALIFORNIA)
COUNTY OF Clark)

On May 8, 2007 before me, Sheila L. Medina xxxxx
Notary Public, personally appeared CARL E. ROSS xxxxxxxxxxxx.

personally known to me (or 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.

WITNESS my hand and official seal.

Signature Sheila L. Medina



This area for official notarial seal.

FIRST AMERICAN TITLE INSURANCE COMPANY



DENNIS DRAEGER
ASSESSOR - RECORDER - CLERK
691 First American

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Mr. Carl Ross
7850 S. Dean Martin Drive, Suite 502
Las Vegas, Nevada 89139

Doc #: 2013-0171333



Titles:	1	Pages:	7
Fees		63.00	
Taxes	**	Conf	**
Other		.00	
PAID		63.00	

MAIL TAX STATEMENT TO:

Mr. Carl Ross
7850 S. Dean Martin Drive, Suite 502
Las Vegas, Nevada 89139

(Space Above Line for Recorder's Use Only)

APNs: 0463-201-34, 0463-201-42, 0463-201-56, 0463-213-03, 0463-213-05, 0463-213-07, 0463-213-08, 0463-213-09, 0463-213-29, 0463-213-33, 0463-213-34, 0463-213-35, 0463-213-36, 0463-214-06, 0463-214-07, 0463-214-08, 0463-214-09 and 0463-214-26

Not of public record

GRANT DEED

In accordance with Section 11932 of the California Revenue and Taxation Code, Grantor has declared the amount of the transfer tax which is due by a separate statement that is not being recorded with this Grant Deed.

FOR VALUE RECEIVED, FR/CAL 3 APPLE VALLEY, LLC, a Delaware limited liability company ("Grantor"), grants to Carl E. Ross, as Trustee of the Carl E. Ross Living Trust dated May 23, 1991, as to an undivided 52% interest, Carl E. Ross, as Trustee of the Safari Ross Family Trust dated June 10, 2004, as to an undivided 24% interest, and Carl E. Ross, as Trustee of the Remington Ross Family Trust dated June 10, 2004, as to an undivided 24% interest, as tenants in common (collectively, "Grantee"), all that certain real property situated in the City of Apple Valley, County of San Bernardino, State of California, described on Exhibit A attached hereto and by this reference incorporated herein (the "Property").

SUBJECT TO the following:

- (a) All liens, encumbrances, easements, covenants, conditions, restrictions and other matters of record;
- (b) All matters which a correct survey of the Property would disclose;
- (c) All matters which could be ascertained by a physical inspection of the Property;
- (d) Interests of parties in possession;

MAIL TAX STATEMENT TO
RETURN ADDRESS ABOVE

(e) Any and all liens not yet delinquent for real property and personal property taxes and for general and special assessments against the Property; and

(f) Building and zoning ordinances and regulations and any other laws, ordinances, or governmental regulations restricting, regulating or relating to the use, occupancy or enjoyment of the Property.

***[Remainder of page intentionally left blank,
signatures commence on following page]***

EXHIBIT A
LEGAL DESCRIPTION
[SEE ATTACHED]

Exhibit "A"

LEGAL DESCRIPTION

Real property in the Town of Apple Valley, County of San Bernardino, State of California, described as follows:

PARCEL A:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

EXCEPTING THEREFROM THE INTEREST IN THE SOUTH 40 FEET OF SAID LAND WHICH WAS GRANTED FOR HIGHWAY PURPOSES TO THE COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA BY DEED RECORDED AUGUST 19, 1957, IN BOOK 4305, PAGE 457, OFFICIAL RECORDS.

PARCEL B:

THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER, AND THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

EXCEPTING THEREFROM ONE-HALF OF ONE-SIXTH OF ALL OIL, GAS AND OTHER MINERAL DEPOSITS IN THE LAND SO PATENTED, TOGETHER WITH THE RIGHT TO PROTECT FOR, MINE AND REMOVE THE SAME, AS RESERVED IN THE DEED RECORDED SEPTEMBER 15, 1924, IN BOOK 872, PAGE 1 OF DEEDS.

PARCEL C:

THE LAND AS SHOWN ON THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. DN107-09 EVIDENCED BY DOCUMENT RECORDED JUNE 5, 2009 AS INSTRUMENT NO. 2009-0245866 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED IN THE DOCUMENT AS FOLLOWS:

ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO GOVERNMENT SURVEY, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 14, LYING SOUTH 01° 02' 06" EAST, 297.01 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 14;

THENCE NORTH 89° 21' 16" EAST, A DISTANCE OF 2449.92 FEET;

THENCE SOUTH 00° 47' 12" EAST, A DISTANCE OF 61.00 FEET;

THENCE NORTH 89° 21' 16" EAST, A DISTANCE OF 192.00 FEET TO THE POINT OF TERMINATION ON THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 14, SAID POINT LIES SOUTH 00° 47' 12" EAST, 358.00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 14.

PARCEL D:

THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

PARCEL E:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF APPLE VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL F:

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL G:

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

PARCEL H:

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN.

EXCEPTING THEREFROM A NON-EXCLUSIVE EASEMENT OF 30 FEET ALONG THE SOUTHERLY AND EASTERLY BOUNDARIES FOR INGRESS AND EGRESS AND ALSO EXCEPTING THEREFROM A NON-EXCLUSIVE EASEMENT OF 15 FEET ALONG THE WESTERLY BOUNDARY FOR INGRESS AND EGRESS.

PARCEL I:

PARCEL 1 OF PARCEL MAP 8448, AS RECORDED IN PARCEL MAP BOOK 87, PAGE 75, RECORDS OF SAN BERNARDINO COUNTY.

PARCEL J:

PARCELS 1, 2, 3, AND 4 OF PARCEL MAP 10410 AS RECORDED IN PARCEL MAP BOOK NO. 122, PAGES 93 AND 94, RECORDS OF SAID COUNTY.

PARCEL K:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL L:

THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL M:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL N:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL O:

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE EXTERIOR BOUNDARIES OF PARCEL MAP 14418, AS SHOWN BY MAP ON FILE IN BOOK 181 PAGES 84 AND 85 OF PARCEL MAPS, IN THE OFFICE OF SAID COUNTY RECORDER.

SAID LEGAL DESCRIPTION IS PURSUANT TO THAT CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 4, 1996 AS INSTRUMENT NO. 96-445548, OFFICIAL RECORDS.

APN: 0463-201-34-0-000 (Affects : Parcel A); 0463-201-42-0-000 (Affects : Parcel B); 0463-201-56-0-000 (Affects : Parcel C); 0463-213-03-0-000 (Affects : Parcel D); 0463-213-05-0-000 (Affects : Parcel E); 0463-213-07-0-000 (Affects : Parcel F); 0463-213-08-0-000 (Affects : Parcel G); 0463-213-09-0-000 (Affects : Parcel H); 0463-213-29-0-000 (Affects Parcel I); 0463-213-33-0-000 (Affects : A portion of Parcel J); 0463-213-34-0-000 (Affects : A portion of Parcel J); 0463-213-35-0-000 (Affects : A portion of Parcel J); 0463-213-36-0-000 (affects : A portion of Parcel J); 0463-214-06-0-000 (Affects : Parcel K); 0463-214-07-0-000 (Affects : Parcel L); 0463-214-08-0-000 (Affects : Parcel M); 0463-214-09-0-000 (Affects : Parcel N) and 0463-214-26-0-000 (Affects : Parcel O)



First American Title™

San Bernardino County

1855 W. Redlands Boulevard, Suite 100 · Redlands, CA 92373
PHONE 909.381.6411

ADDRESS

CORDOVA RD

APPLE VALLEY, CA 92307

APN

0463-213-36-0000

Property Detail Report

Cordova Rd, Apple Valley, CA 92307

APN: 0463-213-36-0000

San Bernardino County Data as of: 07/22/2021

Owner Information

Owner Name: Ross Carl E Living Trust / 91 / Safari Ross Family Trust / 04
Vesting: Living Trust
Mailing Address: 7850 Dean Martin Dr #502, Las Vegas, NV 89139-6606
Occupancy: Absentee Owner

Location Information

Legal Description: Parcel Map 10410 Parcel 4
APN: 0463-213-36-0000
Munic / Twnshp: Hesperia
Subdivision:
Neighborhood:
Elementary School: Sycamore Rocks Ele...
Latitude: 34.60641
Alternate APN: 0463-213-36-0000
Township-Rng-Sec:
Tract #:
School District: Apple Valley Unified School District
Middle School: Phoenix Academy
Longitude: -117.19425
County: San Bernardino, CA
Census Tract / Block: 009714 / 1024
Legal Lot / Block:
Legal Book / Page: 0463 / 213
High School: Granite Hills High...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 04/25/2013 / 04/25/2013
Buyer Name: Ross Carl E Living Trust
Price: \$7,100,000
Seller Name: FR / Cal 3 Apple Valley LLC
Transfer Doc #: 2013.171333
Deed Type: Grant Deed

Last Market Sale

Sale / Rec Date: 04/25/2013 / 04/25/2013
Multi / Split Sale: Y
1st Mtg Amt / Type:
2nd Mtg Amt / Type:
Seller Name: FR / Cal 3 Apple Valley LLC
Lender:
Sale Price / Type: \$7,100,000 / Full Value
Price / Sq. Ft.:
1st Mtg Rate / Type:
2nd Mtg Rate / Type:
Deed Type: Grant Deed
New Construction:
1st Mtg Doc #: N/A
Sale Doc #: 2013.171333
Title Company: First American Tit...

Prior Sale Information

Sale / Rec Date: 10/26/2005 / 11/02/2005
1st Mtg Amt / Type:
Prior Lender:
Sale Price / Type: \$1,669,000 / Full Value
1st Mtg Rate / Type:
Prior Deed Type: Deed
Prior Sale Doc #: 2005.826775

Property Characteristics

Gross Living Area:
Living Area:
Total Adj. Area:
Above Grade:
Basement Area:
Style:
Foundation:
Quality:
Condition:
Total Rooms: 0
Bedrooms:
Baths (F / H):
Pool:
Fireplace:
Cooling:
Heating:
Exterior Wall:
Construction Type:
Year Built / Eff:
Stories:
Parking Type:
Garage #:
Garage Area:
Porch Type:
Patio Type:
Roof Type:
Roof Material:

Site Information

Land Use: Vacant Land (NEC)
State Use:
County Use: 0000 - Vacant Land
Site Influence: Type Unknown
Flood Zone Code: D
Community Name: Town Of Apple Valley
Lot Area: 389,862 Sq. Ft.
Lot Width / Depth:
Usable Lot:
Acres: 8.95
Flood Map #: 06071C5830H
Flood Panel #: 5830H
Zoning:
of Buildings: 2
Res / Comm Units:
Water / Sewer Type: / No
Flood Map Date: 08/28/2008
Inside SFHA: False

Tax Information

Assessed Year: 2021
Tax Year: 2020
Tax Area: 021-027
Property Tax: \$2,004.40
Exemption:
Assessed Value: \$153,584
Land Value: \$153,584
Improvement Value:
Improved %:
Delinquent Year:
Market Total Value:
Market Land Value:
Market Imprv Value:
Market Imprv %:

Sales Comparables

Cordova Rd, Apple Valley, CA 92307

APN: 0463-213-36-0000

San Bernardino County Data as of: 07/22/2021

Subject Property

Cordova Rd, Apple Valley, CA 92307

Sale Price / Type:	\$7,100,000 / Full Value	Lot Area:	389,862 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	04/25/2013 / 04/25/2013	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$153,584	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	8.95	Roof Material:	
Owner Name:	Ross Carl E Living Trust / 91 / Safari Ross Family Trust / 04	Cooling:		Prior Sale Price:	\$1,669,000
Mailing Address:	7850 Dean Martin Dr #502, Las Vegas, NV 89139-6606	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	11/02/2005
APN:	0463-213-36-0000	Flood Zone Code:	D	Prior Sale Doc #:	2005.826775
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Search Criteria

# Months Back:	12	Distance From Subject:	5 mi
Living Area	35.0 +/-	Land Use:	Same As Subject
Difference:			

20 Comparable Properties Found

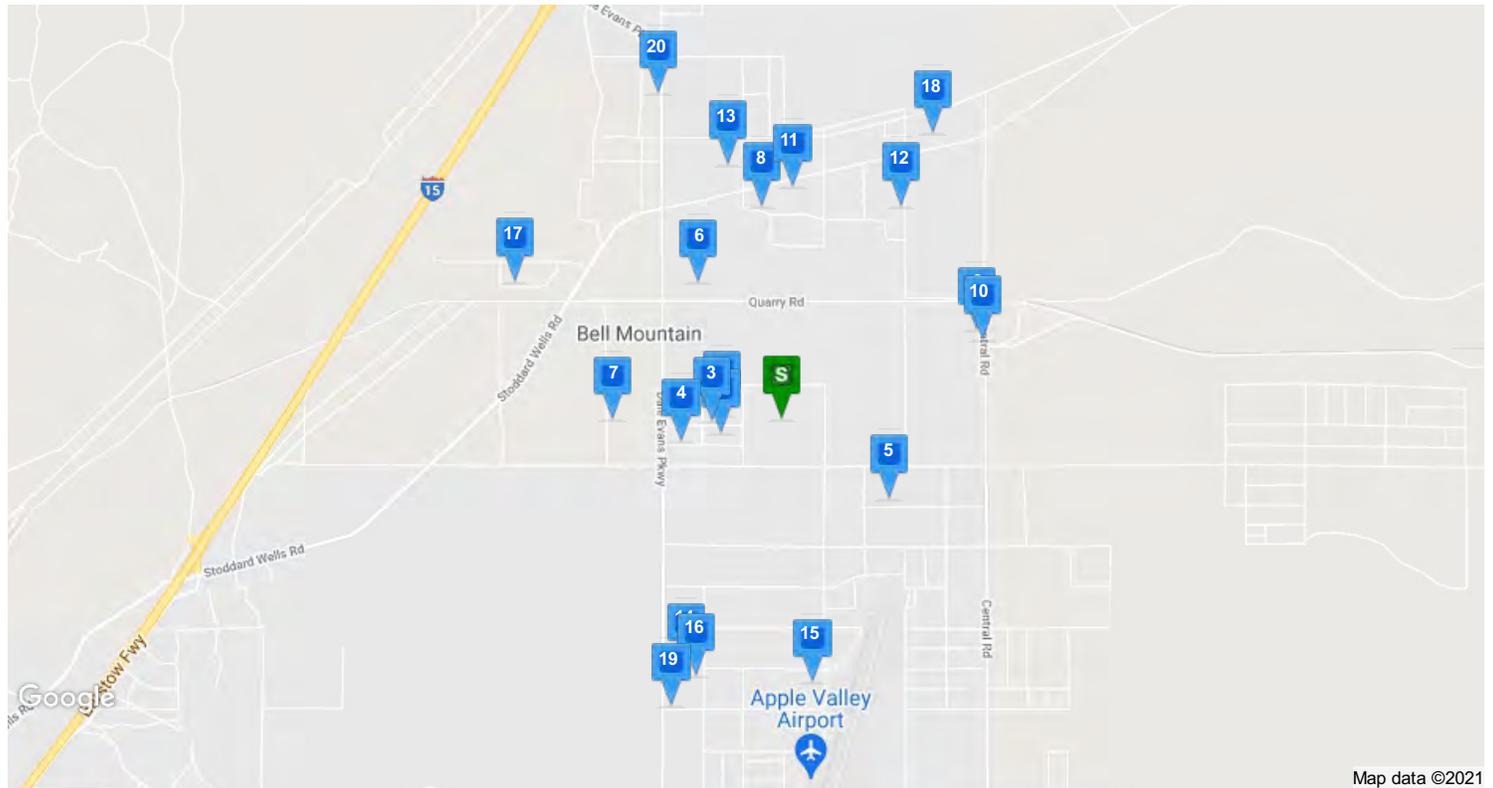
COMPARABLE PROPERTY SUMMARY				
	Subject	Low	Average	High
Price	\$7,100,000	\$18,000	\$195,600	\$1,350,000
Living Area		0	0	0
Price / Sq. Ft.				
Bedrooms		0	0	0
Baths		0	0	0
Lot Area	389,862 Sq. Ft.	77,046 Sq. Ft.	261,197 Sq. Ft.	1,089,000 Sq. Ft.
Stories				
Year Built				
Distance		0.38 mi	1.30 mi	2.09 mi

Sales Comparables

Cordova Rd, Apple Valley, CA 92307

APN: 0463-213-36-0000

San Bernardino County Data as of: 07/22/2021



Subject Property Comparables

COMPARABLES												
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.38		Doberman St, Apple Valley, CA 92307	07/22/2020	\$72,000						189,486	
2	0.41			06/03/2021	\$95,000						99,317	
3	0.45		Doberman St, Apple Valley, CA 92307	07/23/2020	\$38,000						89,135	
4	0.66		Shepherd St, Apple Valley, CA 92307	10/07/2020	\$195,000						94,089	
5	0.87		Needham Ave, Apple Valley, CA 92307	07/22/2021	\$1,350,000						871,200	
6	0.93			04/01/2021	\$411,500						628,571	
7	1.06			07/12/2021	\$25,000						154,202	
8	1.25			05/24/2021	\$20,000						100,188	
9	1.30			04/19/2021	\$52,000						202,554	
10	1.31			06/29/2021	\$18,000						92,782	
11	1.37		Stoddard Wells Rd, Apple Valley, CA 92307	07/17/2020	\$20,000						77,046	

12	1.45	Kimshew Rd, Apple Valley, CA 92307	02/18/2021	\$45,000	382,021
13	1.54		03/08/2021	\$19,000	114,563
14	1.71		02/12/2021	\$100,000	422,532
15	1.71	Altadena St, Apple Valley, CA 92307	05/04/2021	\$39,000	217,800
16	1.75		07/13/2021	\$525,000	1,089,000
17	1.83		03/17/2021	\$375,000	101,495
18	1.94	Colusa Rd, Apple Valley, CA 92307	04/27/2021	\$85,000	108,900
19	1.98	Dale Evans Pkwy, Apple Valley, CA 92307	08/18/2020	\$52,500	92,347
20	2.09	Dale Evans Pkwy, Apple Valley, CA 92307	03/17/2021	\$375,000	96,703

L: Listed R: REO RS: REO Sale SS: Short Sale D: Default A: Auction

Comp #1 - 0.38 Miles From Subject**Doberman St, Apple Valley, CA 92307**

Sale Price / Type:	\$72,000 /	Lot Area:	189,486 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	07/22/2020 / 08/10/2020	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$72,000	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	4.35	Roof Material:	
Owner Name:	Balleras Julio M / Balleras Minsuela S	Cooling:		Prior Sale Price:	\$60,000
Mailing Address:	128 E 220th St, Carson, CA 90745-3005	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	06/07/1990
APN:	0463-461-13-0000	Flood Zone Code:	D	Prior Sale Doc #:	1990.224193
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #2 - 0.41 Miles From Subject

Sale Price / Type:	\$95,000 /	Lot Area:	99,317 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	06/03/2021 / 06/15/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$46,800	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.28	Roof Material:	
Owner Name:	Edu Rosita S / Edu JR Alberto	Cooling:		Prior Sale Price:	\$140,000
Mailing Address:	219 W 233rd St, Carson, CA 90745-5208	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	09/23/2004
APN:	0463-221-06-0000	Flood Zone Code:	D	Prior Sale Doc #:	2004.694517
Subdivision:					
Census Tct / Blk:					
1st Mtg / Type:					
Res / Comm Units:					

Comp #3 - 0.45 Miles From Subject**Doberman St, Apple Valley, CA 92307**

Sale Price / Type:	\$38,000 /	Lot Area:	89,135 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	07/23/2020 / 08/11/2020	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$38,000	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.05	Roof Material:	
Owner Name:	Baliteras Julio M / Balleras Minsuela S	Cooling:		Prior Sale Price:	\$25,000
Mailing Address:	128 E 220th St, Carson, CA 90745-3005	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	09/11/1990
APN:	0463-461-12-0000	Flood Zone Code:	D	Prior Sale Doc #:	1990.361234
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #4 - 0.66 Miles From Subject**Shepherd St, Apple Valley, CA 92307**

Sale Price / Type:	\$195,000 /	Lot Area:	94,089 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	10/07/2020 / 10/15/2020	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$41,000	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.16	Roof Material:	
Owner Name:	Balleras Jennifer S / Varghese Lizy K	Cooling:		Prior Sale Price:	\$22,500
Mailing Address:	128 E 220th St, Carson, CA 90745-3005	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	04/24/1991
APN:	0463-221-15-0000	Flood Zone Code:	D	Prior Sale Doc #:	1991.137431
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #5 - 0.87 Miles From Subject**Needham Ave, Apple Valley, CA 92307**

Sale Price / Type:	\$1,350,000 /	Lot Area:	871,200 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	07/22/2021 / 07/22/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$31,702	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	20.00	Roof Material:	
Owner Name:	Boyd Katte	Cooling:		Prior Sale Price:	
Mailing Address:	33 Gristmill Dr, Stafford, VA 22554-8505	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	
APN:	0463-232-04-0000	Flood Zone Code:	D	Prior Sale Doc #:	
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #6 - 0.93 Miles From Subject

Sale Price / Type:	\$411,500 /	Lot Area:	628,571 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	04/01/2021 / 04/02/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$39,580	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	14.43	Roof Material:	
Owner Name:	Cooley Scott M / Scott M Cooley 1997 Trust	Cooling:		Prior Sale Price:	\$100,000
Mailing Address:	15900 Kennedy Rd, Los Gatos, CA 95032-6531	Fireplace:		Prior Sale Date:	02/12/2021
County:	San Bernardino	Parking Type:		Prior Rec Date:	02/26/2021
APN:	0463-071-13-0000	Flood Zone Code:	D	Prior Sale Doc #:	2021.92519
Subdivision:					
Census Tct / Blk:					
1st Mtg / Type:					
Res / Comm Units:					

Comp #7 - 1.06 Miles From Subject

Sale Price / Type:	\$25,000 /				
Sale / Rec Date:	07/12/2021 / 07/22/2021				
Year Built / Eff:		Lot Area:	154,202 Sq. Ft.		
Assessed Value:	\$20,064	Living Area:			
Land Use:	Vacant Land (NEC)	Pool:			
Owner Name:	Moridi Kambiz / The Family Trust Of Kambz Moridi		Bedrooms:	0	
Mailing Address:	17458 Blivewater Ct #40354, Riverside, CA 92503		Baths (F / H):	0 / 0	
County:	San Bernardino		Total Rooms:		
APN:	0472-292-27-0000	Zoning:		Stories:	
Subdivision:		Acres:	3.54	Roof Material:	
Census Tct / Blk:		Cooling:		Prior Sale Price:	\$81,000
1st Mtg / Type:		Fireplace:		Prior Sale Date:	
Res / Comm Units:		Parking Type:		Prior Rec Date:	12/04/1997
		Flood Zone Code:	D	Prior Sale Doc #:	1997.444958

Comp #8 - 1.25 Miles From Subject

Sale Price / Type:	\$20,000 /				
Sale / Rec Date:	05/24/2021 / 07/07/2021				
Year Built / Eff:		Lot Area:	100,188 Sq. Ft.		
Assessed Value:	\$24,024	Living Area:			
Land Use:	Vacant Land (NEC)	Pool:			
Owner Name:	Matins Fernando Torres / Bravo Marilu Maya		Bedrooms:	0	
Mailing Address:	10767 Hemlock Ave, Hesperia, CA 92345-2414		Baths (F / H):	0 / 0	
County:	San Bernardino		Total Rooms:		
APN:	0463-421-10-0000	Zoning:		Stories:	
Subdivision:		Acres:	2.30	Roof Material:	
Census Tct / Blk:		Cooling:		Prior Sale Price:	\$15,000
1st Mtg / Type:		Fireplace:		Prior Sale Date:	
Res / Comm Units:		Parking Type:		Prior Rec Date:	06/08/1993
		Flood Zone Code:	D	Prior Sale Doc #:	1993.242936

Comp #9 - 1.30 Miles From Subject

Sale Price / Type:	\$52,000 /				
Sale / Rec Date:	04/19/2021 / 04/20/2021				
Year Built / Eff:		Lot Area:	202,554 Sq. Ft.		
Assessed Value:	\$12,672	Living Area:			
Land Use:	Vacant Land (NEC)	Pool:			
Owner Name:	Snipe Equipment LLC		Bedrooms:	0	
Mailing Address:			Baths (F / H):	0 / 0	
County:	San Bernardino		Total Rooms:		
APN:	0463-471-14-0000	Zoning:		Stories:	
Subdivision:		Acres:	4.65	Roof Material:	
Census Tct / Blk:		Cooling:		Prior Sale Price:	
1st Mtg / Type:		Fireplace:		Prior Sale Date:	
Res / Comm Units:		Parking Type:		Prior Rec Date:	
		Flood Zone Code:	D	Prior Sale Doc #:	

Comp #10 - 1.31 Miles From Subject

Sale Price / Type:	\$18,000 /		
Sale / Rec Date:	06/29/2021 / 07/22/2021		
Year Built / Eff:		Lot Area:	92,782 Sq. Ft.
Assessed Value:	\$27,606	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Bailey Real Estate Investments LLC		Bedrooms:
Mailing Address:	3141 Stevens Creek Blvd, San Jose, CA 95117-1141		Baths (F / H):
County:	San Bernardino	Zoning:	Total Rooms:
APN:	0463-471-16-0000	Acres:	2.13
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Stories:	
		Roof Material:	
		Prior Sale Price:	
		Prior Sale Date:	
		Prior Rec Date:	02/13/1989
		Prior Sale Doc #:	1989.51717

Comp #11 - 1.37 Miles From Subject**Stoddard Wells Rd, Apple Valley, CA 92307**

Sale Price / Type:	\$20,000 /		
Sale / Rec Date:	07/17/2020 / 08/14/2020		
Year Built / Eff:		Lot Area:	77,046 Sq. Ft.
Assessed Value:	\$20,000	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Cristobal Fe A		Bedrooms:
Mailing Address:	11144 Louise Ave, Granada Hills, CA 91344-4103		Baths (F / H):
County:	San Bernardino	Zoning:	Total Rooms:
APN:	0463-061-29-0000	Acres:	1.77
Subdivision:		Cooling:	
Census Tct / Blk:	009714 / 1024	Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$26,000
		Prior Sale Date:	
		Prior Rec Date:	12/30/1998
		Prior Sale Doc #:	1998.557658

Comp #12 - 1.45 Miles From Subject**Kimshew Rd, Apple Valley, CA 92307**

Sale Price / Type:	\$45,000 /		
Sale / Rec Date:	02/18/2021 / 04/16/2021		
Year Built / Eff:		Lot Area:	382,021 Sq. Ft.
Assessed Value:	\$20,611	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Moreno Jesus / Sanchez Teresa		Bedrooms:
Mailing Address:	4080 W 1st St #227, Santa Ana, CA 92703-4081		Baths (F / H):
County:	San Bernardino	Zoning:	Total Rooms:
APN:	0463-092-47-0000	Acres:	8.77
Subdivision:		Cooling:	
Census Tct / Blk:	009714 / 1024	Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$20,000
		Prior Sale Date:	04/16/2019
		Prior Rec Date:	05/29/2019
		Prior Sale Doc #:	2019.172064

Comp #13 - 1.54 Miles From Subject

Sale Price / Type:	\$19,000 /				
Sale / Rec Date:	03/08/2021 / 04/02/2021				
Year Built / Eff:		Lot Area:	114,563 Sq. Ft.	Bedrooms:	0
Assessed Value:	\$4,407	Living Area:		Baths (F / H):	0 / 0
Land Use:	Vacant Land (NEC)	Pool:		Total Rooms:	
Owner Name:	Flores Carlos Hernandez / Flores Fransisco Hernandez				
Mailing Address:	3834 E 6th St, Los Angeles, CA 90023-1808				
County:	San Bernardino	Zoning:		Stories:	
APN:	0463-041-22-0000	Acres:	2.63	Roof Material:	
Subdivision:		Cooling:		Prior Sale Price:	\$9,500
Census Tct / Blk:		Fireplace:		Prior Sale Date:	
1st Mtg / Type:		Parking Type:		Prior Rec Date:	10/04/1990
Res / Comm Units:		Flood Zone Code:	D	Prior Sale Doc #:	1990.396650

Comp #14 - 1.71 Miles From Subject

Sale Price / Type:	\$100,000 /				
Sale / Rec Date:	02/12/2021 / 02/26/2021				
Year Built / Eff:		Lot Area:	422,532 Sq. Ft.	Bedrooms:	0
Assessed Value:	\$40,945	Living Area:		Baths (F / H):	0 / 0
Land Use:	Vacant Land (NEC)	Pool:		Total Rooms:	
Owner Name:	M4gc Inc				
Mailing Address:	72380 Tanglewood Ln, Rancho Mirage, CA 92270-4050				
County:	San Bernardino	Zoning:		Stories:	
APN:	0463-371-04-0000	Acres:	9.70	Roof Material:	
Subdivision:		Cooling:		Prior Sale Price:	
Census Tct / Blk:		Fireplace:		Prior Sale Date:	
1st Mtg / Type:		Parking Type:		Prior Rec Date:	03/27/2002
Res / Comm Units:		Flood Zone Code:	D	Prior Sale Doc #:	2002.150413

Comp #15 - 1.71 Miles From Subject**Altadena St, Apple Valley, CA 92307**

Sale Price / Type:	\$39,000 /				
Sale / Rec Date:	05/04/2021 / 05/06/2021				
Year Built / Eff:		Lot Area:	217,800 Sq. Ft.	Bedrooms:	0
Assessed Value:	\$81,167	Living Area:		Baths (F / H):	0 / 0
Land Use:	Vacant Land (NEC)	Pool:		Total Rooms:	
Owner Name:	Harrison Michael / Harrison Lisette				
Mailing Address:	3535 Inland Empire Blvd, Ontario, CA 91764-4908				
County:	San Bernardino	Zoning:		Stories:	
APN:	0463-371-16-0000	Acres:	5.00	Roof Material:	
Subdivision:		Cooling:		Prior Sale Price:	\$15,000
Census Tct / Blk:	009714 / 1024	Fireplace:		Prior Sale Date:	
1st Mtg / Type:		Parking Type:		Prior Rec Date:	09/04/1986
Res / Comm Units:		Flood Zone Code:	D	Prior Sale Doc #:	1986.254178

Comp #16 - 1.75 Miles From Subject

Sale Price / Type:	\$525,000 /		
Sale / Rec Date:	07/13/2021 / 07/16/2021		
Year Built / Eff:		Lot Area:	1,089,000 Sq. Ft.
Assessed Value:	\$102,582	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Deaguiar Tony R / Deaguiar Jodie K		Bedrooms:
Mailing Address:	5486 Industrial Pkwy, San Bernardino, CA 92407-1855		Baths (F / H):
County:	San Bernardino	Zoning:	
APN:	0463-371-05-0000	Acres:	25.00
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
			Stories:
			Roof Material:
			Prior Sale Price:
			Prior Sale Date:
			Prior Rec Date:
			Prior Sale Doc #:

Comp #17 - 1.83 Miles From Subject

Sale Price / Type:	\$375,000 /		
Sale / Rec Date:	03/17/2021 / 06/17/2021		
Year Built / Eff:		Lot Area:	101,495 Sq. Ft.
Assessed Value:	\$25,700	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Turner Galen		Bedrooms:
Mailing Address:	38759 Valle Vis, Murrieta, CA 92562-9321		Baths (F / H):
County:	San Bernardino	Zoning:	
APN:	0472-285-12-0000	Acres:	2.33
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
			Stories:
			Roof Material:
			Prior Sale Price:
			Prior Sale Date:
			Prior Rec Date:
			Prior Sale Doc #:

Comp #18 - 1.94 Miles From Subject**Colusa Rd, Apple Valley, CA 92307**

Sale Price / Type:	\$85,000 /		
Sale / Rec Date:	04/27/2021 / 06/17/2021		
Year Built / Eff:		Lot Area:	108,900 Sq. Ft.
Assessed Value:	\$4,800	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Arana Allan Roga / Arana Charmaine A		Bedrooms:
Mailing Address:	3823 S Maryland Pkwy #N5, Las Vegas, NV 89119-7543		Baths (F / H):
County:	San Bernardino	Zoning:	
APN:	0463-081-13-0000	Acres:	2.50
Subdivision:		Cooling:	
Census Tct / Blk:	009714 / 1024	Fireplace:	
1st Mtg / Type:	\$42,500 /	Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
			Stories:
			Roof Material:
			Prior Sale Price:
			Prior Sale Date:
			Prior Rec Date:
			Prior Sale Doc #:

Comp #19 - 1.98 Miles From Subject**Dale Evans Pkwy, Apple Valley, CA 92307**

Sale Price / Type:	\$52,500 /	Lot Area:	92,347 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	08/18/2020 / 09/01/2020	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$52,500	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.12	Roof Material:	
Owner Name:	Balleras Julio M / Balleras Misuela	Cooling:		Prior Sale Price:	
Mailing Address:	128 E 220th St, Carson, CA 90745-3005	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	12/09/1998
APN:	0463-371-41-0000	Flood Zone Code:	D	Prior Sale Doc #:	1998.523336
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #20 - 2.09 Miles From Subject**Dale Evans Pkwy, Apple Valley, CA 92307**

Sale Price / Type:	\$375,000 /	Lot Area:	96,703 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	03/17/2021 / 06/17/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$10,193	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.22	Roof Material:	
Owner Name:	Turner Galen	Cooling:		Prior Sale Price:	\$54,000
Mailing Address:	38759 Valle Vis, Murrieta, CA 92562-9321	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	03/21/1996
APN:	0472-243-04-0000	Flood Zone Code:	D	Prior Sale Doc #:	1996.99375
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

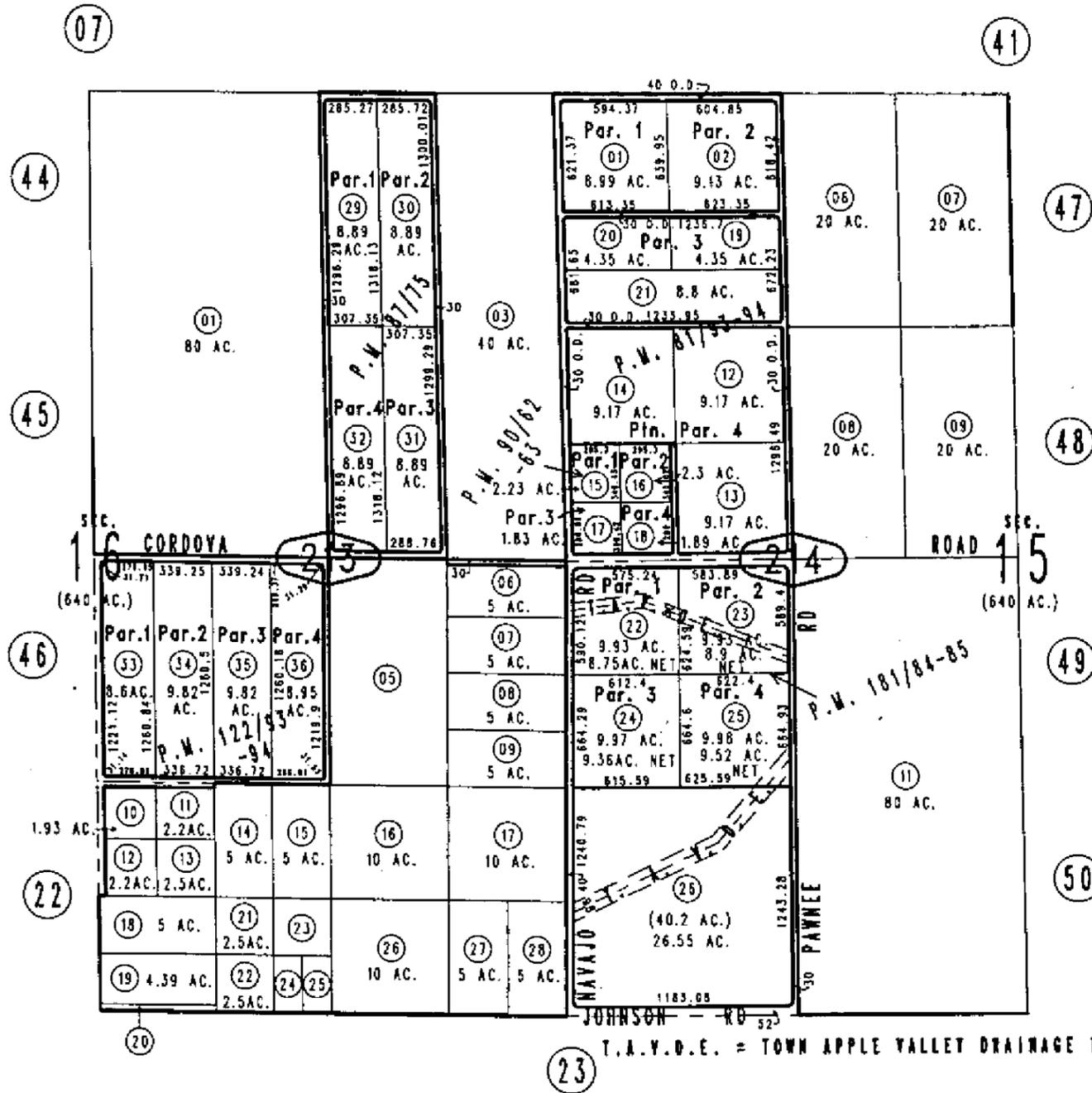
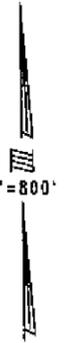
Disclaimer: This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance, commitment or preliminary report, or any form of title insurance or guaranty. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without the issuing party's prior written consent. The issuing party does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that the issuing party's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that the issuing party would not have issued this report but for the limitation of liability described above. The issuing party makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.

School information is copyrighted and provided by GreatSchools.org.

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Sec.15&16, T.6N.,R.3W., S.B.B.&M.

City of Apple Valley 0463-21
Tax Rate Area
21027



Parcel Map No. 14418, P.M. 181/84-85
 Parcel Map No. 10410, P.M. 122/93-94
 Parcel Map No. 8585, P.M. 90/62-63
 Parcel Map No. 8448, P.M. 87/75
 Pln. Parcel Map No. 7960, P.M. 81/93-94

June 2004

Assessor's Map
 Book 0463 Page 21
 San Bernardino County

REVISED

+ FIRST AMERICAN TITLE, 1SB,
AD08

SAN BERNARDINO, CA

08/05/2021 08:56PM IXQT

PAGE 1 OF 1

SAN BERNARDINO 2020-21 TAX
ROLL

ORDER SEARCH RESULTS

ORDER: 0000000

TOF: 0

COMMENT:

**PAYMENTS AS OF 07/16/2021
SEARCH PARAMETERS**

ENTERED APN: 0463-213-36-0-000

✓ APN: 0463-213-36-0-000 BILL: 20200411764

DATE: 09/22/2020

TRA: 021027 - TOWN OF APPLE VALLEY

ACQ DATE: 04/25/2013

DOC#: 2013-171333

LEGAL: PARCEL MAP 10410 PARCEL 4

SITUS: CORDOVA RD APPLE VALLEY CA 92307

MAIL: 7850 S DEAN MARTIN DR #502 LAS VEGAS NV 89139

FOR 2020-21 TAX YEAR

ASSESSED OWNER(S)

2020-21 ASSESSED VALUES

ROSS CARL E LIVING TRUST 5/23/91

LAND

152,009

SAFARI ROSS FAMILY TRUST 6/10/04

TAXABLE

152,009

2020-21 TAXES

1ST INST

2ND INST

TOTAL TAX

STATUS

PAID

PAID

PAYMENT DATE

12/08/2020

04/12/2021

DELINQUENT DATE

12/10/2020

04/12/2021

INSTALLMENT

1,002.22

1,002.18

2,004.40

PENALTY

100.23

110.21

210.44

BALANCE DUE

0.00

0.00

0.00

WARNINGS AND/OR COMMENTS

** NO BONDS OR PRIOR YEAR DELQ TAXES **

ASSESSMENT DETAIL

FUND TYPE

AMOUNT

DESCRIPTION OF ASSESSMENT(S)

WF01-SP03 FIRE SUPR

156.14

APPLE VALLEY FIRE SUPP

156.14

TOTAL OF SPECIAL ASSESSMENTS

ADDITIONAL PROPERTY INFORMATION

TAX CODE: 1

COUNTY USE CODE: 0000

VESTING: TC

TAX RATE: 1.048400%

STANDARD LAND USE: VACANT LAND (NEC)

CONDITIONS, DISCLAIMERS AND EXCLUSIONS:

This Tax Certificate/Tax Order Report does not constitute a report on or certification of: (1) mineral (productive and/or non-productive) taxes or leases; (2) personal property taxes; or (3) other non ad valorem taxes (such as paving liens, stand-by charges or maintenance assessments).

Data Trace Information Services LLC ("Data Trace") may have warranted the accuracy of this Tax Certificate/Tax Order Report to its customer (the "Data Trace Customer") pursuant to the terms and conditions of a written tax service agreement between Data Trace and said Data Trace Customer (the "Tax Service Agreement"). Any such warranty (hereinafter, "Data Trace Customer Warranty") does not: (a) extend to a third party bearer of this Tax Certificate/Tax Order Report; (b) cover any changes made to the records of the taxing authority after the "payments as of," "paid," or "payment" dates delineated above; and (c) cover any invalid tax information shown on the records of the taxing authority or resulting from an error by the Data Trace Customer (including, without limitation, submission of incorrect property information by said Data Trace Customer). DATA TRACE MAKES NO WARRANTIES (EXPRESS OR IMPLIED) WITH RESPECT TO THIS TAX CERTIFICATE/TAX ORDER REPORT OTHER THAN (WHERE APPLICABLE) THE DATA TRACE CUSTOMER WARRANTY. Any and all claims under a Data Trace Customer Warranty must be submitted to Data Trace by the corresponding Data Trace Customer and are subject to the terms and conditions set forth in the pertinent Tax Service Agreement (including, without limitation, the filing deadlines applicable to such claims). In some jurisdictions Data Trace's validation of a Tax Certificate/Tax Order Report is required to activate a Data Trace Customer Warranty.

END OF SEARCH

FIRST AMERICAN TITLE

Electronically Recorded in Official Records, County of San Bernardino

11/02/2005
01:18 PM
SH



LARRY WALKER
Auditor/Controller - Recorder

708 First American - GM

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
Carl Ross
9501 Kingsgate Court
Las Vegas, NV 89145

2107254

Doc #: 2005-0826775



Titles:	1	Pages:	5
Fees			63.00
Taxes			1835.90
Other			.00
PAID			1898.90

Space Above This Line for Recorder's Use Only

A.P.N.: 0463-213-05,33,34,35, & 36

Order No.: 2107254

Escrow No.: 48382-GL

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$1,835.90
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale,
unincorporated area: [] City of _____, and APPLE VALLEY

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
Stephen W. Harrison and Carla R. Harrison, Trustees of the Stephen and Carla Harrison Family Trust Michael Harrison, a Single Man

hereby GRANT(S) to **Carl Ross, a married man**

the following described property in the City of _____ County of San Bernardino State of California;

See Exhibit "A" attached hereto and made a part hereof.

Stephen W. Harrison and Carla R. Harrison, Trustees of the Stephen and Carla Harrison Family Trust

Michael Harrison

By:
By:

Document Date: 10/27/05

STATE OF CALIFORNIA)
COUNTY OF San Bernardino) SS

On 10/27/05 before me, George Lasko

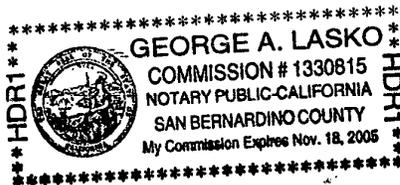
personally appeared Stephen W. Harrison, Carla R. Harrison and Michael Harrison

personally known to me (or 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.

WITNESS my hand and official seal.

Signature:

This area for official notarial seal.



Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of San Bernardino, State of California,
described as follows:

PARCEL 4 OF PARCEL MAP NO. 10410, AS RECORDED IN PARCEL MAP BOOK NO. 122, PAGES 93
& 94, RECORDS OF SAID COUNTY.

APN: 0463-213-36-0-000

LEGAL DESCRIPTION

Real property in the Town of Apple Valley, County of San Bernardino, State of California,
described as follows:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6
NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE
OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

APN: 0463-213-05-0-000

Order Number: 0622-1988023 (33)

Page Number: 6

LEGAL DESCRIPTION

Real property in the Town of Apple Valley, County of San Bernardino, State of California,
described as follows:

PARCELS 1, 2 AND 3 OF PARCEL MAP #10410 AS RECORDED IN PARCEL MAP BOOK NO. 122,
PAGES 93 & 94, RECORDS OF SAID COUNTY.

APN: 0463-213-33-0-000 and 0463-213-34-0-000 and 0463-213-35-0-000

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
Carl Ross
9501 Kingsgate Court
Las Vegas, NV 89145

A.P.N.: 0463-213-05,33,34,35, & 36

Order No.: 2107254

Space Above This Line for Recorder's Use Only

Escrow No.: 48382-GL

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$1,835.90
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale,
unincorporated area; City of _____, and APPLE VALLEY

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
Stephen W. Harrison and Carla R. Harrison, Trustees of the Stephen and Carla Harrison Family Trust Michael Harrison, a Single Man

hereby GRANT(S) to **Carl Ross, a married man** :

the following described property in the City of _____ County of **San Bernardino** State of California;

See Exhibit "A" attached hereto and made a part hereof.

This is to certify that this is a true
and correct copy of the original hereof.
FIRST AMERICAN TITLE COMPANY OF SAN BERNARDINO

By Sam R. Chaffin

**Stephen W. Harrison and Carla R.
Harrison, Trustees of the Stephen and
Carla Harrison Family Trust**

Michael Harrison

By: _____

By: _____

This is to certify that this is a true
and correct copy of the original hereof.
FIRST AMERICAN TITLE COMPANY OF SAN BERNARDINO

By Sam R. Chaffin

Document Date: 10/27/05

STATE OF CALIFORNIA)
COUNTY OF _____)

On _____ before me, _____

personally appeared _____,
personally known to me (or 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.

WITNESS my hand and official seal.

Signature _____

This area for official notarial seal.

FIRST AMERICAN TITLE

Electronically Recorded in Official Records, County of San Bernardino

7/03/2007
11:39 AM
BGJ



LARRY WALKER
Auditor/Controller - Recorder
708 First American - GM

RECORDING REQUESTED BY
FIRST AMERICAN TITLE
AND WHEN RECORDED MAIL TO:

*First Industrial Realty
898 N. Sepulveda Blvd.
Ste 750
El Segundo Ca 90245*

Doc #: 2007-0394030

Titles: 1 Pages: 2



Fees 41.00
Taxes ** Conf **
Other .00
PAID 41.00

Space Above This Line for Recorder's Use Only

A.P.N.: 0463-213-05,33,34,35,36

Order No.: 2686608

Escrow No.: 7-1669-KH

kb

021027

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$(NOT OF PUBLIC RECORD)
[] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale,

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
CARL E. ROSS, A MARRIED MAN

hereby GRANT(S) to FR/CAL 3 APPLE VALLEY, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

the following described property in the Town of APPLE VALLEY, County of SAN BERNARDINO State of California;
APN #0463-213-05:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH,
RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF
SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

APN #0463-213-33,34,35,36:

PARCELS 1,2,3 AND 4 OF PARCEL MAP 10410 AS RECORDED IN PARCEL MAP BOOK 122, PAGES 93 AND
94, RECORDS OF SAID COUNTY.

Document Date: February 8, 2007

CARL E. ROSS

GRANT DEED CONTINUED ON NEXT PAGE

Mail Tax Statements to: SAME AS ABOVE

A.P.N.: 0463-213-03,05,29,33,34,35,36

CONTINUATION OF GRANT DEED

STATE OF ^{Nevada} CALIFORNIA
COUNTY OF Clark

)
JSS

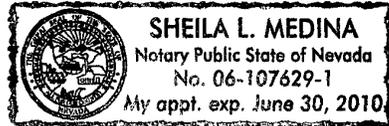
On May 8, 2007 before me, Sheila L. Medina xxxxx

Notary Public, personally appeared CARL E. ROSS xxxxxxxxxxxx.

personally known to me (or 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.

WITNESS my hand and official seal.

Signature Sheila L. Medina



This area for official notarial seal.

FIRST AMERICAN TITLE INSURANCE COMPANY



DENNIS DRAEGER
ASSESSOR - RECORDER - CLERK
691 First American

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Mr. Carl Ross
7850 S. Dean Martin Drive, Suite 502
Las Vegas, Nevada 89139

Doc #: 2013-0171333



Titles:	1	Pages:	7
Fees		63.00	
Taxes	**	Conf	**
Other		.00	
PAID		63.00	

MAIL TAX STATEMENT TO:

Mr. Carl Ross
7850 S. Dean Martin Drive, Suite 502
Las Vegas, Nevada 89139

(Space Above Line for Recorder's Use Only)

APNs: 0463-201-34, 0463-201-42, 0463-201-56, 0463-213-03, 0463-213-05, 0463-213-07, 0463-213-08, 0463-213-09, 0463-213-29, 0463-213-33, 0463-213-34, 0463-213-35, 0463-213-36, 0463-214-06, 0463-214-07, 0463-214-08, 0463-214-09 and 0463-214-26

Not of public record

GRANT DEED

In accordance with Section 11932 of the California Revenue and Taxation Code, Grantor has declared the amount of the transfer tax which is due by a separate statement that is not being recorded with this Grant Deed.

FOR VALUE RECEIVED, FR/CAL 3 APPLE VALLEY, LLC, a Delaware limited liability company ("Grantor"), grants to Carl E. Ross, as Trustee of the Carl E. Ross Living Trust dated May 23, 1991, as to an undivided 52% interest, Carl E. Ross, as Trustee of the Safari Ross Family Trust dated June 10, 2004, as to an undivided 24% interest, and Carl E. Ross, as Trustee of the Remington Ross Family Trust dated June 10, 2004, as to an undivided 24% interest, as tenants in common (collectively, "Grantee"), all that certain real property situated in the City of Apple Valley, County of San Bernardino, State of California, described on Exhibit A attached hereto and by this reference incorporated herein (the "Property").

SUBJECT TO the following:

- (a) All liens, encumbrances, easements, covenants, conditions, restrictions and other matters of record;
- (b) All matters which a correct survey of the Property would disclose;
- (c) All matters which could be ascertained by a physical inspection of the Property;
- (d) Interests of parties in possession;

MAIL TAX STATEMENT TO
RETURN ADDRESS ABOVE

(e) Any and all liens not yet delinquent for real property and personal property taxes and for general and special assessments against the Property; and

(f) Building and zoning ordinances and regulations and any other laws, ordinances, or governmental regulations restricting, regulating or relating to the use, occupancy or enjoyment of the Property.

***[Remainder of page intentionally left blank,
signatures commence on following page]***

EXHIBIT A
LEGAL DESCRIPTION
[SEE ATTACHED]

Exhibit "A"

LEGAL DESCRIPTION

Real property in the Town of Apple Valley, County of San Bernardino, State of California, described as follows:

PARCEL A:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

EXCEPTING THEREFROM THE INTEREST IN THE SOUTH 40 FEET OF SAID LAND WHICH WAS GRANTED FOR HIGHWAY PURPOSES TO THE COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA BY DEED RECORDED AUGUST 19, 1957, IN BOOK 4305, PAGE 457, OFFICIAL RECORDS.

PARCEL B:

THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER, AND THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

EXCEPTING THEREFROM ONE-HALF OF ONE-SIXTH OF ALL OIL, GAS AND OTHER MINERAL DEPOSITS IN THE LAND SO PATENTED, TOGETHER WITH THE RIGHT TO PROTECT FOR, MINE AND REMOVE THE SAME, AS RESERVED IN THE DEED RECORDED SEPTEMBER 15, 1924, IN BOOK 872, PAGE 1 OF DEEDS.

PARCEL C:

THE LAND AS SHOWN ON THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. DN107-09 EVIDENCED BY DOCUMENT RECORDED JUNE 5, 2009 AS INSTRUMENT NO. 2009-0245866 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED IN THE DOCUMENT AS FOLLOWS:

ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO GOVERNMENT SURVEY, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 14, LYING SOUTH 01° 02' 06" EAST, 297.01 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 14;

THENCE NORTH 89° 21' 16" EAST, A DISTANCE OF 2449.92 FEET;

THENCE SOUTH 00° 47' 12" EAST, A DISTANCE OF 61.00 FEET;

THENCE NORTH 89° 21' 16" EAST, A DISTANCE OF 192.00 FEET TO THE POINT OF TERMINATION ON THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 14, SAID POINT LIES SOUTH 00° 47' 12" EAST, 358.00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 14.

PARCEL D:

THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

PARCEL E:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF APPLE VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL F:

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL G:

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

PARCEL H:

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN.

EXCEPTING THEREFROM A NON-EXCLUSIVE EASEMENT OF 30 FEET ALONG THE SOUTHERLY AND EASTERLY BOUNDARIES FOR INGRESS AND EGRESS AND ALSO EXCEPTING THEREFROM A NON-EXCLUSIVE EASEMENT OF 15 FEET ALONG THE WESTERLY BOUNDARY FOR INGRESS AND EGRESS.

PARCEL I:

PARCEL 1 OF PARCEL MAP 8448, AS RECORDED IN PARCEL MAP BOOK 87, PAGE 75, RECORDS OF SAN BERNARDINO COUNTY.

PARCEL J:

PARCELS 1, 2, 3, AND 4 OF PARCEL MAP 10410 AS RECORDED IN PARCEL MAP BOOK NO. 122, PAGES 93 AND 94, RECORDS OF SAID COUNTY.

PARCEL K:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL L:

THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL M:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL N:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL O:

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE EXTERIOR BOUNDARIES OF PARCEL MAP 14418, AS SHOWN BY MAP ON FILE IN BOOK 181 PAGES 84 AND 85 OF PARCEL MAPS, IN THE OFFICE OF SAID COUNTY RECORDER.

SAID LEGAL DESCRIPTION IS PURSUANT TO THAT CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 4, 1996 AS INSTRUMENT NO. 96-445548, OFFICIAL RECORDS.

APN: 0463-201-34-0-000 (Affects : Parcel A); 0463-201-42-0-000 (Affects : Parcel B); 0463-201-56-0-000 (Affects : Parcel C); 0463-213-03-0-000 (Affects : Parcel D); 0463-213-05-0-000 (Affects : Parcel E); 0463-213-07-0-000 (Affects : Parcel F); 0463-213-08-0-000 (Affects : Parcel G); 0463-213-09-0-000 (Affects : Parcel H); 0463-213-29-0-000 (Affects Parcel I); 0463-213-33-0-000 (Affects : A portion of Parcel J); 0463-213-34-0-000 (Affects : A portion of Parcel J); 0463-213-35-0-000 (Affects : A portion of Parcel J); 0463-213-36-0-000 (affects : A portion of Parcel J); 0463-214-06-0-000 (Affects : Parcel K); 0463-214-07-0-000 (Affects : Parcel L); 0463-214-08-0-000 (Affects : Parcel M); 0463-214-09-0-000 (Affects : Parcel N) and 0463-214-26-0-000 (Affects : Parcel O)



First American Title™

San Bernardino County

1855 W. Redlands Boulevard, Suite 100 · Redlands, CA 92373
PHONE 909.381.6411

ADDRESS

QUARRY RD

APPLE VALLEY, CA 92307

APN

0463-214-06-0000

Property Detail Report

Quarry Rd, Apple Valley, CA 92307

APN: 0463-214-06-0000

San Bernardino County Data as of: 07/22/2021

Owner Information

Owner Name: Ross Carl E Living Trust / 91 / Safari Ross Family Trust / 04
Vesting: Living Trust
Mailing Address: 7850 Dean Martin Dr #502, Las Vegas, NV 89139-6606
Occupancy: Absentee Owner

Location Information

Legal Description: W 1/2 Ne 1/4 Nw 1/4 Sec 15 Tp 6N R 3W 20 Ac
County: San Bernardino, CA
APN: 0463-214-06-0000
Alternate APN: 0463-214-06-0000
Census Tract / Block: 009714 / 1024
Munic / Twnshp: Hesperia
Twnshp-Rng-Sec: 06N-03W-15
Legal Lot / Block:
Subdivision: Tract #:
Legal Book / Page: 0463 / 214
Neighborhood: Apple Valley Unified School District
Elementary School: Sycamore Rocks Ele...
Middle School: Phoenix Academy
High School: Granite Hills High...
Latitude: 34.61381
Longitude: -117.18376

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 04/25/2013 / 04/25/2013
Price: \$7,100,000
Transfer Doc #: 2013.171333
Buyer Name: Ross Carl E Living Trust
Seller Name: FR / Cal 3 Apple Valley LLC
Deed Type: Grant Deed

Last Market Sale

Sale / Rec Date: 04/25/2013 / 04/25/2013
Sale Price / Type: \$7,100,000 / Full Value
Deed Type: Grant Deed
Multi / Split Sale: Y
Price / Sq. Ft.:
New Construction:
1st Mtg Amt / Type: 1st Mtg Rate / Type:
1st Mtg Doc #: N/A
2nd Mtg Amt / Type: 2nd Mtg Rate / Type:
Sale Doc #: 2013.171333
Seller Name: FR / Cal 3 Apple Valley LLC
Lender:
Title Company: First American Tit...

Prior Sale Information

Sale / Rec Date: 06/28/2007 / 07/06/2007
Sale Price / Type: \$3,398,000 / Full Value
Prior Deed Type: Deed
1st Mtg Amt / Type: 1st Mtg Rate / Type:
Prior Sale Doc #: 2007.399575
Prior Lender:

Property Characteristics

Gross Living Area:
Living Area:
Total Adj. Area:
Above Grade:
Basement Area:
Style:
Foundation:
Quality:
Condition:
Total Rooms: 0
Bedrooms:
Baths (F / H):
Pool:
Fireplace:
Cooling:
Heating:
Exterior Wall:
Construction Type:
Year Built / Eff:
Stories:
Parking Type:
Garage #:
Garage Area:
Porch Type:
Patio Type:
Roof Type:
Roof Material:

Site Information

Land Use: Vacant Land (NEC)
State Use:
County Use: 0000 - Vacant Land
Site Influence: Type Unknown
Flood Zone Code: D
Community Name: Town Of Apple Valley
Lot Area: 871,200 Sq. Ft.
Lot Width / Depth:
Usable Lot:
Acres: 20.0
Flood Map #: 06071C5835H
Flood Panel #: 5835H
Zoning:
of Buildings: 2
Res / Comm Units:
Water / Sewer Type: / No
Flood Map Date: 08/28/2008
Inside SFHA: False

Tax Information

Assessed Year: 2021
Tax Year: 2020
Tax Area: 021-027
Property Tax: \$3,680.84
Exemption:
Assessed Value: \$295,788
Land Value: \$295,788
Improvement Value:
Improved %:
Delinquent Year:
Market Total Value:
Market Land Value:
Market Imprv Value:
Market Imprv %:

Sales Comparables

Quarry Rd, Apple Valley, CA 92307

APN: 0463-214-06-0000

San Bernardino County Data as of: 07/22/2021

Subject Property

Quarry Rd, Apple Valley, CA 92307

Sale Price / Type:	\$7,100,000 / Full Value	Lot Area:	871,200 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	04/25/2013 / 04/25/2013	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$295,788	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	20.00	Roof Material:	
Owner Name:	Ross Carl E Living Trust / 91 / Safari Ross Family Trust / 04	Cooling:		Prior Sale Price:	\$3,398,000
Mailing Address:	7850 Dean Martin Dr #502, Las Vegas, NV 89139-6606	Fireplace:		Prior Sale Date:	06/28/2007
County:	San Bernardino	Parking Type:		Prior Rec Date:	07/06/2007
APN:	0463-214-06-0000	Flood Zone Code:	D	Prior Sale Doc #:	2007.399575
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Search Criteria

# Months Back:	12	Distance From Subject:	5 mi
Living Area	35.0 +/-	Land Use:	Same As Subject
Difference:			

20 Comparable Properties Found

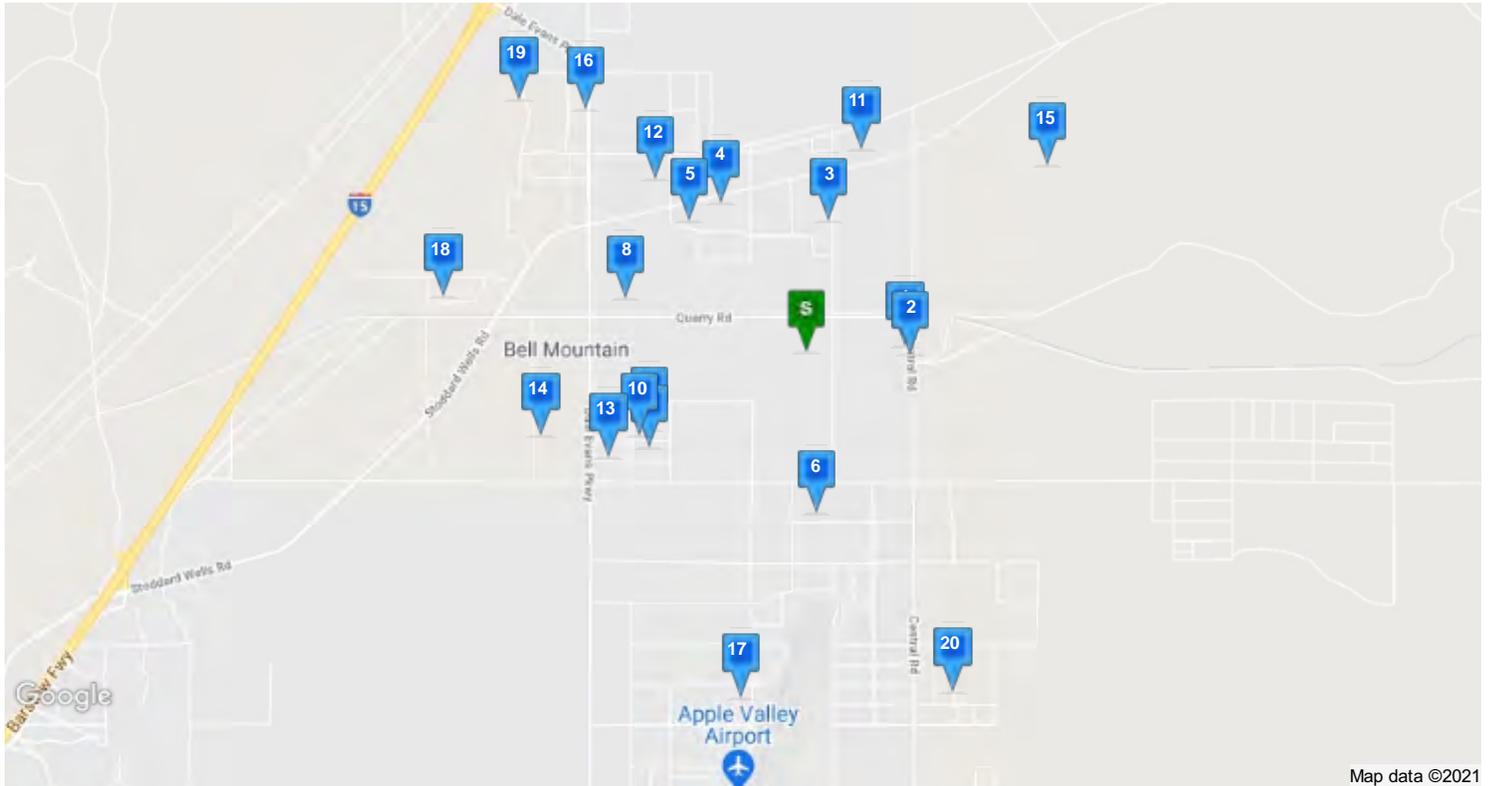
COMPARABLE PROPERTY SUMMARY				
	Subject	Low	Average	High
Price	\$7,100,000	\$18,000	\$187,675	\$1,350,000
Living Area		0	0	0
Price / Sq. Ft.				
Bedrooms		0	0	0
Baths		0	0	0
Lot Area	871,200 Sq. Ft.	77,046 Sq. Ft.	212,976 Sq. Ft.	871,200 Sq. Ft.
Stories				
Year Built				
Distance		0.62 mi	1.43 mi	2.36 mi

Sales Comparables

Quarry Rd, Apple Valley, CA 92307

APN: 0463-214-06-0000

San Bernardino County Data as of: 07/22/2021



Map data ©2021

Subject Property Comparables

COMPARABLES

#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.62			04/19/2021	\$52,000						202,554	
2	0.65			06/29/2021	\$18,000						92,782	
3	0.75		Kimshew Rd, Apple Valley, CA 92307	02/18/2021	\$45,000						382,021	
4	1.01		Stoddard Wells Rd, Apple Valley, CA 92307	07/17/2020	\$20,000						77,046	
5	1.04			05/24/2021	\$20,000						100,188	
6	1.08		Needham Ave, Apple Valley, CA 92307	07/22/2021	\$1,350,000						871,200	
7	1.12		Doberman St, Apple Valley, CA 92307	07/22/2020	\$72,000						189,486	
8	1.15			04/01/2021	\$411,500						628,571	
9	1.18			06/03/2021	\$95,000						99,317	
10	1.20		Doberman St, Apple Valley, CA 92307	07/23/2020	\$38,000						89,135	
11	1.23		Colusa Rd, Apple Valley, CA 92307	04/27/2021	\$85,000						108,900	

12	1.37		03/08/2021	\$19,000	114,563
13	1.42	Shepherd St, Apple Valley, CA 92307	10/07/2020	\$195,000	94,089
14	1.75		07/12/2021	\$25,000	154,202
15	1.85		04/01/2021	\$411,500	435,600
16	1.98	Dale Evans Pkwy, Apple Valley, CA 92307	03/17/2021	\$375,000	96,703
17	2.25	Altadena St, Apple Valley, CA 92307	05/04/2021	\$39,000	217,800
18	2.27		03/17/2021	\$375,000	101,495
19	2.33		03/11/2021	\$77,500	108,464
20	2.36		12/11/2020	\$30,000	95,396

L: Listed R: REO RS: REO Sale SS: Short Sale D: Default A: Auction

Comp #1 - 0.62 Miles From Subject

Sale Price / Type:	\$52,000 /		
Sale / Rec Date:	04/19/2021 / 04/20/2021		
Year Built / Eff:		Lot Area:	202,554 Sq. Ft.
Assessed Value:	\$12,672	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Snipe Equipment LLC		
Mailing Address:			
County:	San Bernardino	Zoning:	
APN:	0463-471-14-0000	Acres:	4.65
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Bedrooms:	0
		Baths (F / H):	0 / 0
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	
		Prior Sale Date:	
		Prior Rec Date:	
		Prior Sale Doc #:	

Comp #2 - 0.65 Miles From Subject

Sale Price / Type:	\$18,000 /		
Sale / Rec Date:	06/29/2021 / 07/22/2021		
Year Built / Eff:		Lot Area:	92,782 Sq. Ft.
Assessed Value:	\$27,606	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Bailey Real Estate Investments LLC		
Mailing Address:	3141 Stevens Creek Blvd, San Jose, CA 95117-1141		
County:	San Bernardino	Zoning:	
APN:	0463-471-16-0000	Acres:	2.13
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Bedrooms:	0
		Baths (F / H):	0 / 0
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	
		Prior Sale Date:	
		Prior Rec Date:	02/13/1989
		Prior Sale Doc #:	1989.51717

Comp #3 - 0.75 Miles From Subject**Kimshew Rd, Apple Valley, CA 92307**

Sale Price / Type:	\$45,000 /		
Sale / Rec Date:	02/18/2021 / 04/16/2021		
Year Built / Eff:		Lot Area:	382,021 Sq. Ft.
Assessed Value:	\$20,611	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Moreno Jesus / Sanchez Teresa		
Mailing Address:	4080 W 1st St #227, Santa Ana, CA 92703-4081		
County:	San Bernardino	Zoning:	
APN:	0463-092-47-0000	Acres:	8.77
Subdivision:		Cooling:	
Census Tct / Blk:	009714 / 1024	Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Bedrooms:	0
		Baths (F / H):	0 / 0
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$20,000
		Prior Sale Date:	04/16/2019
		Prior Rec Date:	05/29/2019
		Prior Sale Doc #:	2019.172064

Comp #4 - 1.01 Miles From Subject**Stoddard Wells Rd, Apple Valley, CA 92307**

Sale Price / Type:	\$20,000 /		
Sale / Rec Date:	07/17/2020 / 08/14/2020		
Year Built / Eff:		Lot Area:	77,046 Sq. Ft.
Assessed Value:	\$20,000	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Cristobal Fe A		Bedrooms:
Mailing Address:	11144 Louise Ave, Granada Hills, CA 91344-4103		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-061-29-0000	Zoning:	
Subdivision:		Acres:	1.77
Census Tct / Blk:	009714 / 1024	Cooling:	
1st Mtg / Type:		Fireplace:	
Res / Comm Units:		Parking Type:	
		Flood Zone Code:	D
			Stories:
			Roof Material:
			Prior Sale Price:
			\$26,000
			Prior Sale Date:
			Prior Rec Date:
			12/30/1998
			Prior Sale Doc #:
			1998.557658

Comp #5 - 1.04 Miles From Subject

Sale Price / Type:	\$20,000 /		
Sale / Rec Date:	05/24/2021 / 07/07/2021		
Year Built / Eff:		Lot Area:	100,188 Sq. Ft.
Assessed Value:	\$24,024	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Matins Fernando Torres / Bravo Marilu Maya		Bedrooms:
Mailing Address:	10767 Hemlock Ave, Hesperia, CA 92345-2414		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-421-10-0000	Zoning:	
Subdivision:		Acres:	2.30
Census Tct / Blk:		Cooling:	
1st Mtg / Type:		Fireplace:	
Res / Comm Units:		Parking Type:	
		Flood Zone Code:	D
			Stories:
			Roof Material:
			Prior Sale Price:
			\$15,000
			Prior Sale Date:
			Prior Rec Date:
			06/08/1993
			Prior Sale Doc #:
			1993.242936

Comp #6 - 1.08 Miles From Subject**Needham Ave, Apple Valley, CA 92307**

Sale Price / Type:	\$1,350,000 /		
Sale / Rec Date:	07/22/2021 / 07/22/2021		
Year Built / Eff:		Lot Area:	871,200 Sq. Ft.
Assessed Value:	\$31,702	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Boyd Katte		Bedrooms:
Mailing Address:	33 Gristmill Dr, Stafford, VA 22554-8505		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-232-04-0000	Zoning:	
Subdivision:		Acres:	20.00
Census Tct / Blk:	009714 / 1024	Cooling:	
1st Mtg / Type:		Fireplace:	
Res / Comm Units:		Parking Type:	
		Flood Zone Code:	D
			Stories:
			Roof Material:
			Prior Sale Price:
			Prior Sale Date:
			Prior Rec Date:
			Prior Sale Doc #:

Comp #7 - 1.12 Miles From Subject**Doberman St, Apple Valley, CA 92307**

Sale Price / Type:	\$72,000 /	Lot Area:	189,486 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	07/22/2020 / 08/10/2020	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$72,000	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	4.35	Roof Material:	
Owner Name:	Balleras Julio M / Balleras Minsuela S	Cooling:		Prior Sale Price:	\$60,000
Mailing Address:	128 E 220th St, Carson, CA 90745-3005	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	06/07/1990
APN:	0463-461-13-0000	Flood Zone Code:	D	Prior Sale Doc #:	1990.224193
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #8 - 1.15 Miles From Subject

Sale Price / Type:	\$411,500 /	Lot Area:	628,571 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	04/01/2021 / 04/02/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$39,580	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	14.43	Roof Material:	
Owner Name:	Cooley Scott M / Scott M Cooley 1997 Trust	Cooling:		Prior Sale Price:	\$100,000
Mailing Address:	15900 Kennedy Rd, Los Gatos, CA 95032-6531	Fireplace:		Prior Sale Date:	02/12/2021
County:	San Bernardino	Parking Type:		Prior Rec Date:	02/26/2021
APN:	0463-071-13-0000	Flood Zone Code:	D	Prior Sale Doc #:	2021.92519
Subdivision:					
Census Tct / Blk:					
1st Mtg / Type:					
Res / Comm Units:					

Comp #9 - 1.18 Miles From Subject

Sale Price / Type:	\$95,000 /	Lot Area:	99,317 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	06/03/2021 / 06/15/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$46,800	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.28	Roof Material:	
Owner Name:	Edu Rosita S / Edu JR Alberto	Cooling:		Prior Sale Price:	\$140,000
Mailing Address:	219 W 233rd St, Carson, CA 90745-5208	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	09/23/2004
APN:	0463-221-06-0000	Flood Zone Code:	D	Prior Sale Doc #:	2004.694517
Subdivision:					
Census Tct / Blk:					
1st Mtg / Type:					
Res / Comm Units:					

Comp #10 - 1.20 Miles From Subject**Doberman St, Apple Valley, CA 92307**

Sale Price / Type:	\$38,000 /	Lot Area:	89,135 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	07/23/2020 / 08/11/2020	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$38,000	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.05	Roof Material:	
Owner Name:	Baliteras Julio M / Balleras Minsuela S	Cooling:		Prior Sale Price:	\$25,000
Mailing Address:	128 E 220th St, Carson, CA 90745-3005	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	09/11/1990
APN:	0463-461-12-0000	Flood Zone Code:	D	Prior Sale Doc #:	1990.361234
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #11 - 1.23 Miles From Subject**Colusa Rd, Apple Valley, CA 92307**

Sale Price / Type:	\$85,000 /	Lot Area:	108,900 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	04/27/2021 / 06/17/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$4,800	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.50	Roof Material:	
Owner Name:	Arana Allan Roga / Arana Charmaine A	Cooling:		Prior Sale Price:	\$22,000
Mailing Address:	3823 S Maryland Pkwy #N5, Las Vegas, NV 89119-7543	Fireplace:		Prior Sale Date:	03/09/2011
County:	San Bernardino	Parking Type:		Prior Rec Date:	03/30/2011
APN:	0463-081-13-0000	Flood Zone Code:	D	Prior Sale Doc #:	2011.127708
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:	\$42,500 /				
Res / Comm Units:					

Comp #12 - 1.37 Miles From Subject

Sale Price / Type:	\$19,000 /	Lot Area:	114,563 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	03/08/2021 / 04/02/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$4,407	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.63	Roof Material:	
Owner Name:	Flores Carlos Hernandez / Flores Fransisco Hernandez	Cooling:		Prior Sale Price:	\$9,500
Mailing Address:	3834 E 6th St, Los Angeles, CA 90023-1808	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	10/04/1990
APN:	0463-041-22-0000	Flood Zone Code:	D	Prior Sale Doc #:	1990.396650
Subdivision:					
Census Tct / Blk:					
1st Mtg / Type:					
Res / Comm Units:					

Comp #13 - 1.42 Miles From Subject**Shepherd St, Apple Valley, CA 92307**

Sale Price / Type:	\$195,000 /	Lot Area:	94,089 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	10/07/2020 / 10/15/2020	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$41,000	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.16	Roof Material:	
Owner Name:	Balleras Jennifer S / Varghese Lizy K	Cooling:		Prior Sale Price:	\$22,500
Mailing Address:	128 E 220th St, Carson, CA 90745-3005	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	04/24/1991
APN:	0463-221-15-0000	Flood Zone Code:	D	Prior Sale Doc #:	1991.137431
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #14 - 1.75 Miles From Subject

Sale Price / Type:	\$25,000 /	Lot Area:	154,202 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	07/12/2021 / 07/22/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$20,064	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	3.54	Roof Material:	
Owner Name:	Moridi Kambiz / The Family Trust Of Kambz Moridi	Cooling:		Prior Sale Price:	\$81,000
Mailing Address:	17458 Blgewater Ct #40354, Riverside, CA 92503	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	12/04/1997
APN:	0472-292-27-0000	Flood Zone Code:	D	Prior Sale Doc #:	1997.444958
Subdivision:					
Census Tct / Blk:					
1st Mtg / Type:					
Res / Comm Units:					

Comp #15 - 1.85 Miles From Subject

Sale Price / Type:	\$411,500 /	Lot Area:	435,600 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	04/01/2021 / 04/02/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$13,649	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	10.00	Roof Material:	
Owner Name:	Cooley Scott M / Scott M Cooley 1997 Trust	Cooling:		Prior Sale Price:	\$100,000
Mailing Address:	15900 Kennedy Rd, Los Gatos, CA 95032-6531	Fireplace:		Prior Sale Date:	02/12/2021
County:	San Bernardino	Parking Type:		Prior Rec Date:	02/26/2021
APN:	0463-111-08-0000	Flood Zone Code:	D	Prior Sale Doc #:	2021.92519
Subdivision:					
Census Tct / Blk:					
1st Mtg / Type:					
Res / Comm Units:					

Comp #16 - 1.98 Miles From Subject**Dale Evans Pkwy, Apple Valley, CA 92307**

Sale Price / Type:	\$375,000 /		
Sale / Rec Date:	03/17/2021 / 06/17/2021		
Year Built / Eff:		Lot Area:	96,703 Sq. Ft.
Assessed Value:	\$10,193	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Thurner Galen		Bedrooms:
Mailing Address:	38759 Valle Vis, Murrieta, CA 92562-9321		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0472-243-04-0000	Zoning:	Stories:
Subdivision:		Acres:	2.22
Census Tct / Blk:	009714 / 1024	Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$54,000
		Flood Zone Code:	D
			Prior Rec Date:
			03/21/1996
			Prior Sale Doc #:
			1996.99375

Comp #17 - 2.25 Miles From Subject**Altadena St, Apple Valley, CA 92307**

Sale Price / Type:	\$39,000 /		
Sale / Rec Date:	05/04/2021 / 05/06/2021		
Year Built / Eff:		Lot Area:	217,800 Sq. Ft.
Assessed Value:	\$81,167	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Harrison Michael / Harrison Lisette		Bedrooms:
Mailing Address:	3535 Inland Empire Blvd, Ontario, CA 91764-4908		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-371-16-0000	Zoning:	Stories:
Subdivision:		Acres:	5.00
Census Tct / Blk:	009714 / 1024	Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$15,000
		Flood Zone Code:	D
			Prior Rec Date:
			09/04/1986
			Prior Sale Doc #:
			1986.254178

Comp #18 - 2.27 Miles From Subject

Sale Price / Type:	\$375,000 /		
Sale / Rec Date:	03/17/2021 / 06/17/2021		
Year Built / Eff:		Lot Area:	101,495 Sq. Ft.
Assessed Value:	\$25,700	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Thurner Galen		Bedrooms:
Mailing Address:	38759 Valle Vis, Murrieta, CA 92562-9321		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0472-285-12-0000	Zoning:	Stories:
Subdivision:		Acres:	2.33
Census Tct / Blk:		Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$115,000
		Flood Zone Code:	D
			Prior Sale Date:
			12/08/2005
			Prior Rec Date:
			12/12/2005
			Prior Sale Doc #:
			2005.942724

Comp #19 - 2.33 Miles From Subject

Sale Price / Type:	\$77,500 /		
Sale / Rec Date:	03/11/2021 / 04/07/2021		
Year Built / Eff:		Lot Area:	108,464 Sq. Ft.
Assessed Value:	\$29,997	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Gutierrez Jaime		
Mailing Address:	2530 Ontario Dr, Las Vegas, NV 89128-7800		
County:	San Bernardino	Zoning:	
APN:	0472-241-04-0000	Acres:	2.49
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Bedrooms:	
		Baths (F / H):	/ 0
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$18,000
		Prior Sale Date:	
		Prior Rec Date:	05/24/1990
		Prior Sale Doc #:	1990.205183

Comp #20 - 2.36 Miles From Subject

Sale Price / Type:	\$30,000 /		
Sale / Rec Date:	12/11/2020 / 01/04/2021		
Year Built / Eff:		Lot Area:	95,396 Sq. Ft.
Assessed Value:	\$20,372	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Maurer Paul F / Maurer Secora		
Mailing Address:	Po Box 3211, Huntington Beach, CA 92605-3211		
County:	San Bernardino	Zoning:	
APN:	0463-292-05-0000	Acres:	2.19
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Bedrooms:	0
		Baths (F / H):	0 / 0
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$45,000
		Prior Sale Date:	06/26/2008
		Prior Rec Date:	09/19/2008
		Prior Sale Doc #:	2008.424888

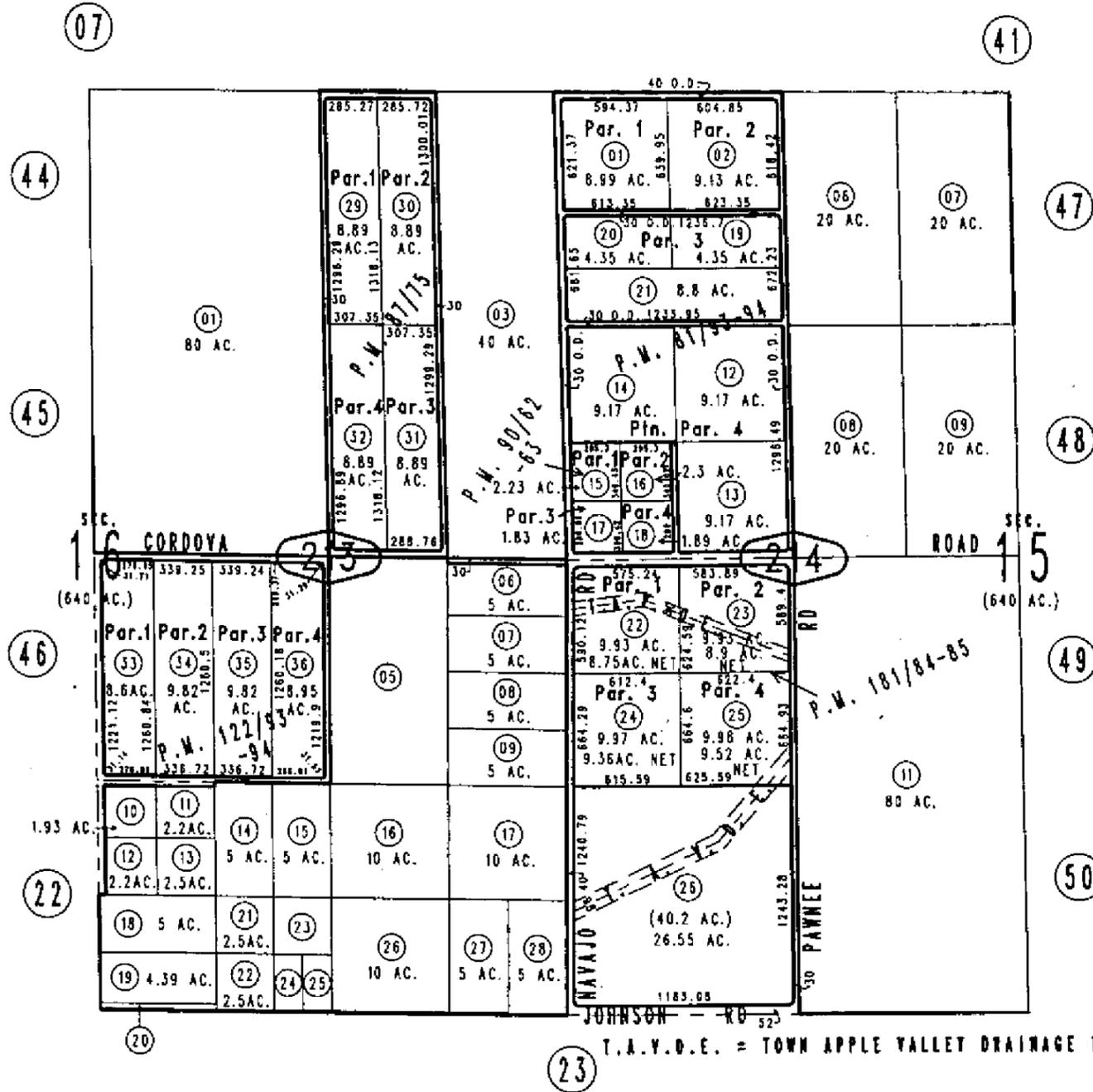
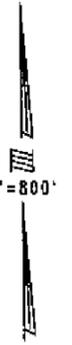
Disclaimer: This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance, commitment or preliminary report, or any form of title insurance or guaranty. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without the issuing party's prior written consent. The issuing party does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that the issuing party's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that the issuing party would not have issued this report but for the limitation of liability described above. The issuing party makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.

School information is copyrighted and provided by GreatSchools.org.

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Sec.15&16, T.6N.,R.3W., S.B.B.&M.

City of Apple Valley 0463-21
Tax Rate Area
21027



Parcel Map No. 14418, P.M. 181/84-85
 Parcel Map No. 10410, P.M. 122/93-94
 Parcel Map No. 8585, P.M. 90/62-63
 Parcel Map No. 8448, P.M. 87/75
 Pln. Parcel Map No. 7960, P.M. 81/93-94

June 2004

Assessor's Map
 Book 0463 Page 21
 San Bernardino County

REVISED

+ FIRST AMERICAN TITLE, 1SB,
AD08

SAN BERNARDINO, CA

08/05/2021 09:03PM IXQT

PAGE 1 OF 1

SAN BERNARDINO 2020-21 TAX
ROLL

ORDER SEARCH RESULTS

ORDER: 0000000

TOF: 0

COMMENT:

**PAYMENTS AS OF 07/16/2021
SEARCH PARAMETERS**

ENTERED APN: 0463-214-06-0-000

✓ APN: 0463-214-06-0-000 BILL: 20200411767 DATE: 09/22/2020

TRA: 021027 - TOWN OF APPLE VALLEY ACQ DATE: 04/25/2013 DOC#: 2013-171333
LEGAL: W 1/2 NE 1/4 NW 1/4 SEC 15 TP 6N R 3W 20 AC
SITUS: QUARRY RD APPLE VALLEY CA 92307
MAIL: 7850 S DEAN MARTIN DR #502 LAS VEGAS NV 89139
FOR 2020-21 TAX YEAR

ASSESSED OWNER(S) 2020-21 ASSESSED VALUES

ROSS CARL E LIVING TRUST 5/23/91 LAND 292,755
SAFARI ROSS FAMILY TRUST 6/10/04

TAXABLE 292,755

2020-21 TAXES	1ST INST	2ND INST	TOTAL TAX
STATUS	PAID	PAID	
PAYMENT DATE	12/08/2020	04/12/2021	
DELINQUENT DATE	12/10/2020	04/12/2021	
INSTALLMENT	1,840.43	1,840.41	3,680.84
PENALTY	184.05	194.05	378.10
BALANCE DUE	0.00	0.00	0.00

WARNINGS AND/OR COMMENTS

** NO BONDS OR PRIOR YEAR DELQ TAXES **

ASSESSMENT DETAIL

FUND	TYPE	AMOUNT	DESCRIPTION OF ASSESSMENT(S)
WF01-SP03	FIRE SUPR	121.26	APPLE VALLEY FIRE SUPP
		121.26	TOTAL OF SPECIAL ASSESSMENTS

ADDITIONAL PROPERTY INFORMATION

TAX CODE: 1 COUNTY USE CODE: 0000 VESTING: TC
TAX RATE: 1.048400%
STANDARD LAND USE: VACANT LAND (NEC)

CONDITIONS, DISCLAIMERS AND EXCLUSIONS:

This Tax Certificate/Tax Order Report does not constitute a report on or certification of: (1) mineral (productive and/or non-productive) taxes or leases; (2) personal property taxes; or (3) other non ad valorem taxes (such as paving liens, stand-by charges or maintenance assessments).

Data Trace Information Services LLC ("Data Trace") may have warranted the accuracy of this Tax Certificate/Tax Order Report to its customer (the "Data Trace Customer") pursuant to the terms and conditions of a written tax service agreement between Data Trace and said Data Trace Customer (the "Tax Service Agreement"). Any such warranty (hereinafter, "Data Trace Customer Warranty") does not: (a) extend to a third party bearer of this Tax Certificate/Tax Order Report; (b) cover any changes made to the records of the taxing authority after the "payments as of," "paid," or "payment" dates delineated above; and (c) cover any invalid tax information shown on the records of the taxing authority or resulting from an error by the Data Trace Customer (including, without limitation, submission of incorrect property information by said Data Trace Customer). DATA TRACE MAKES NO WARRANTIES (EXPRESS OR IMPLIED) WITH RESPECT TO THIS TAX CERTIFICATE/TAX ORDER REPORT OTHER THAN (WHERE APPLICABLE) THE DATA TRACE CUSTOMER WARRANTY. Any and all claims under a Data Trace Customer Warranty must be submitted to Data Trace by the corresponding Data Trace Customer and are subject to the terms and conditions set forth in the pertinent Tax Service Agreement (including, without limitation, the filing deadlines applicable to such claims). In some jurisdictions Data Trace's validation of a Tax Certificate/Tax Order Report is required to activate a Data Trace Customer Warranty.

END OF SEARCH



LARRY WALKER
Auditor/Controller - Recorder

815 First American Title

RECORDING REQUESTED BY:
First American Title Company

Doc #: 2007-0399575

Titles: 1 Pages: 2



Fees 21.00
Taxes 3737.80
Other .00
PAID 3758.80

AND WHEN RECORDED MAIL TO:

FR/Cal 3 Apple Valley, LLC
311 South Wacker Dirve, #4000
Chicago, IL 60606

NCS-265259-DH

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: NCS-256602

Escrow No.: 003957-GO

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$3,737.80

computed on full value of property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale.

Unincorporated area City of **AND**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Eugene Bello and Olga Bello, Trustees of the Eugene Bello and Olga Bello Trust dated May 31, 1984

hereby GRANT(s) to: **FR/Cal 3 Apple Valley, LLC, a Delaware limited liability company**

the real property in the County of San Bernardino, State of California, described as:

Parcels 1, 2 and 3 further described in "Exhibit A", attached hereto and made a part hereof.

Also Known as: Vacant Land, 3 Parcels, Apple Valley, CA
AP#: 0463-214-06, -07 and -08

DATED: June 28, 2007

STATE OF CALIFORNIA

COUNTY OF San Bernardino

On June 29, 2007

Before me, G. Olcese
A Notary Public in and for said State, personally appeared

Eugene Bello, and
Olga Bello

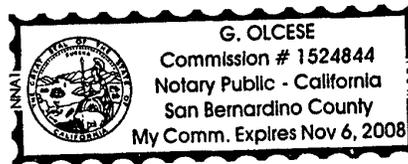
Eugene Bello and Olga Bello Trust dated May 31, 1984

BY: Eugene Bello, Trustee
Eugene Bello, Trustee

BY: Olga Bello, Trustee
Olga Bello, Trustee

personally known to me (or 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.

WITNESS my hand and official seal.



Signature GOM

(This area for official notarial seal)

"EXHIBIT A" LEGAL DESCRIPTION

PARCEL NO. 1:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL NO. 2:

THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL NO. 3:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

APN: 0463-214-06-0-000 (Affects: Parcel No.1), 0463-214-07-0-000 (Affects: Parcel No. 2),
0463-214-08-0-000 (Affects: Parcel No. 3)

FIRST AMERICAN TITLE INSURANCE COMPANY



DENNIS DRAEGER
ASSESSOR - RECORDER - CLERK
691 First American

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Mr. Carl Ross
7850 S. Dean Martin Drive, Suite 502
Las Vegas, Nevada 89139

Doc #: 2013-0171333



Titles: 1	Pages: 7
Fees	63.00
Taxes	** Conf **
Other	.00
PAID	63.00

MAIL TAX STATEMENT TO:

Mr. Carl Ross
7850 S. Dean Martin Drive, Suite 502
Las Vegas, Nevada 89139

(Space Above Line for Recorder's Use Only)

APNs: 0463-201-34, 0463-201-42, 0463-201-56, 0463-213-03, 0463-213-05, 0463-213-07, 0463-213-08, 0463-213-09, 0463-213-29, 0463-213-33, 0463-213-34, 0463-213-35, 0463-213-36, 0463-214-06, 0463-214-07, 0463-214-08, 0463-214-09 and 0463-214-26

Not of public record

GRANT DEED

In accordance with Section 11932 of the California Revenue and Taxation Code, Grantor has declared the amount of the transfer tax which is due by a separate statement that is not being recorded with this Grant Deed.

FOR VALUE RECEIVED, FR/CAL 3 APPLE VALLEY, LLC, a Delaware limited liability company ("Grantor"), grants to Carl E. Ross, as Trustee of the Carl E. Ross Living Trust dated May 23, 1991, as to an undivided 52% interest, Carl E. Ross, as Trustee of the Safari Ross Family Trust dated June 10, 2004, as to an undivided 24% interest, and Carl E. Ross, as Trustee of the Remington Ross Family Trust dated June 10, 2004, as to an undivided 24% interest, as tenants in common (collectively, "Grantee"), all that certain real property situated in the City of Apple Valley, County of San Bernardino, State of California, described on Exhibit A attached hereto and by this reference incorporated herein (the "Property").

SUBJECT TO the following:

- (a) All liens, encumbrances, easements, covenants, conditions, restrictions and other matters of record;
- (b) All matters which a correct survey of the Property would disclose;
- (c) All matters which could be ascertained by a physical inspection of the Property;
- (d) Interests of parties in possession;

MAIL TAX STATEMENT TO
RETURN ADDRESS ABOVE

(e) Any and all liens not yet delinquent for real property and personal property taxes and for general and special assessments against the Property; and

(f) Building and zoning ordinances and regulations and any other laws, ordinances, or governmental regulations restricting, regulating or relating to the use, occupancy or enjoyment of the Property.

***[Remainder of page intentionally left blank,
signatures commence on following page]***

EXHIBIT A
LEGAL DESCRIPTION
[SEE ATTACHED]

Exhibit "A"

LEGAL DESCRIPTION

Real property in the Town of Apple Valley, County of San Bernardino, State of California, described as follows:

PARCEL A:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

EXCEPTING THEREFROM THE INTEREST IN THE SOUTH 40 FEET OF SAID LAND WHICH WAS GRANTED FOR HIGHWAY PURPOSES TO THE COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA BY DEED RECORDED AUGUST 19, 1957, IN BOOK 4305, PAGE 457, OFFICIAL RECORDS.

PARCEL B:

THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER, AND THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

EXCEPTING THEREFROM ONE-HALF OF ONE-SIXTH OF ALL OIL, GAS AND OTHER MINERAL DEPOSITS IN THE LAND SO PATENTED, TOGETHER WITH THE RIGHT TO PROTECT FOR, MINE AND REMOVE THE SAME, AS RESERVED IN THE DEED RECORDED SEPTEMBER 15, 1924, IN BOOK 872, PAGE 1 OF DEEDS.

PARCEL C:

THE LAND AS SHOWN ON THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. DN107-09 EVIDENCED BY DOCUMENT RECORDED JUNE 5, 2009 AS INSTRUMENT NO. 2009-0245866 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED IN THE DOCUMENT AS FOLLOWS:

ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO GOVERNMENT SURVEY, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 14, LYING SOUTH 01° 02' 06" EAST, 297.01 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 14;

THENCE NORTH 89° 21' 16" EAST, A DISTANCE OF 2449.92 FEET;

THENCE SOUTH 00° 47' 12" EAST, A DISTANCE OF 61.00 FEET;

THENCE NORTH 89° 21' 16" EAST, A DISTANCE OF 192.00 FEET TO THE POINT OF TERMINATION ON THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 14, SAID POINT LIES SOUTH 00° 47' 12" EAST, 358.00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 14.

PARCEL D:

THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

PARCEL E:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF APPLE VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL F:

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL G:

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

PARCEL H:

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN.

EXCEPTING THEREFROM A NON-EXCLUSIVE EASEMENT OF 30 FEET ALONG THE SOUTHERLY AND EASTERLY BOUNDARIES FOR INGRESS AND EGRESS AND ALSO EXCEPTING THEREFROM A NON-EXCLUSIVE EASEMENT OF 15 FEET ALONG THE WESTERLY BOUNDARY FOR INGRESS AND EGRESS.

PARCEL I:

PARCEL 1 OF PARCEL MAP 8448, AS RECORDED IN PARCEL MAP BOOK 87, PAGE 75, RECORDS OF SAN BERNARDINO COUNTY.

PARCEL J:

PARCELS 1, 2, 3, AND 4 OF PARCEL MAP 10410 AS RECORDED IN PARCEL MAP BOOK NO. 122, PAGES 93 AND 94, RECORDS OF SAID COUNTY.

PARCEL K:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL L:

THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL M:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL N:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL O:

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE EXTERIOR BOUNDARIES OF PARCEL MAP 14418, AS SHOWN BY MAP ON FILE IN BOOK 181 PAGES 84 AND 85 OF PARCEL MAPS, IN THE OFFICE OF SAID COUNTY RECORDER.

SAID LEGAL DESCRIPTION IS PURSUANT TO THAT CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 4, 1996 AS INSTRUMENT NO. 96-445548, OFFICIAL RECORDS.

APN: 0463-201-34-0-000 (Affects : Parcel A); 0463-201-42-0-000 (Affects : Parcel B); 0463-201-56-0-000 (Affects : Parcel C); 0463-213-03-0-000 (Affects : Parcel D); 0463-213-05-0-000 (Affects : Parcel E); 0463-213-07-0-000 (Affects : Parcel F); 0463-213-08-0-000 (Affects : Parcel G); 0463-213-09-0-000 (Affects : Parcel H); 0463-213-29-0-000 (Affects Parcel I); 0463-213-33-0-000 (Affects : A portion of Parcel J); 0463-213-34-0-000 (Affects : A portion of Parcel J); 0463-213-35-0-000 (Affects : A portion of Parcel J); 0463-213-36-0-000 (affects : A portion of Parcel J); 0463-214-06-0-000 (Affects : Parcel K); 0463-214-07-0-000 (Affects : Parcel L); 0463-214-08-0-000 (Affects : Parcel M); 0463-214-09-0-000 (Affects : Parcel N) and 0463-214-26-0-000 (Affects : Parcel O)



First American Title™

San Bernardino County

1855 W. Redlands Boulevard, Suite 100 · Redlands, CA 92373
PHONE 909.381.6411

ADDRESS

QUARRY RD

APPLE VALLEY, CA 92307

APN

0463-214-07-0000

Property Detail Report

Quarry Rd, Apple Valley, CA 92307

APN: 0463-214-07-0000

San Bernardino County Data as of: 07/22/2021

Owner Information

Owner Name: Ross Carl E Living Trust / 91 / Safari Ross Family Trust / 04
Vesting: Living Trust
Mailing Address: 7850 Dean Martin Dr #502, Las Vegas, NV 89139-6606
Occupancy: Absentee Owner

Location Information

Legal Description: E 1/2 Ne 1/4 Nw 1/4 Sec 15 Tp 6N R 3W 20 Ac
County: San Bernardino, CA
APN: 0463-214-07-0000
Alternate APN: 0463-214-07-0000
Census Tract / Block: 009714 / 1024
Munic / Twnshp: Hesperia
Twnshp-Rng-Sec: 06N-03W-15
Legal Lot / Block:
Subdivision: Tract #:
Legal Book / Page: 0463 / 214
Neighborhood: Apple Valley Unified School District
Elementary School: Sycamore Rocks Ele...
Middle School: Phoenix Academy
High School: Granite Hills High...
Latitude: 34.61382
Longitude: -117.18159

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 04/25/2013 / 04/25/2013
Price: \$7,100,000
Transfer Doc #: 2013.171333
Buyer Name: Ross Carl E Living Trust
Seller Name: FR / Cal 3 Apple Valley LLC
Deed Type: Grant Deed

Last Market Sale

Sale / Rec Date: 04/25/2013 / 04/25/2013
Sale Price / Type: \$7,100,000 / Full Value
Deed Type: Grant Deed
Multi / Split Sale: Y
Price / Sq. Ft.:
New Construction:
1st Mtg Amt / Type: 1st Mtg Rate / Type:
1st Mtg Doc #: N/A
2nd Mtg Amt / Type: 2nd Mtg Rate / Type:
Sale Doc #: 2013.171333
Seller Name: FR / Cal 3 Apple Valley LLC
Lender:
Title Company: First American Tit...

Prior Sale Information

Sale / Rec Date: 06/28/2007 / 07/06/2007
Sale Price / Type: \$3,398,000 / Full Value
Prior Deed Type: Deed
1st Mtg Amt / Type: 1st Mtg Rate / Type:
Prior Sale Doc #: 2007.399575
Prior Lender:

Property Characteristics

Gross Living Area:
Living Area:
Total Adj. Area:
Above Grade:
Basement Area:
Style:
Foundation:
Quality:
Condition:
Total Rooms: 0
Bedrooms:
Baths (F / H):
Pool:
Fireplace:
Cooling:
Heating:
Exterior Wall:
Construction Type:
Year Built / Eff:
Stories:
Parking Type:
Garage #:
Garage Area:
Porch Type:
Patio Type:
Roof Type:
Roof Material:

Site Information

Land Use: Vacant Land (NEC)
State Use:
County Use: 0000 - Vacant Land
Site Influence: Type Unknown
Flood Zone Code: D
Community Name: Town Of Apple Valley
Lot Area: 871,200 Sq. Ft.
Lot Width / Depth:
Usable Lot:
Acres: 20.0
Flood Map #: 06071C5835H
Flood Panel #: 5835H
Zoning:
of Buildings: 2
Res / Comm Units:
Water / Sewer Type: / No
Flood Map Date: 08/28/2008
Inside SFHA: False

Tax Information

Assessed Year: 2021
Tax Year: 2020
Tax Area: 021-027
Property Tax: \$3,680.84
Exemption:
Assessed Value: \$295,788
Land Value: \$295,788
Improvement Value:
Improved %:
Delinquent Year:
Market Total Value:
Market Land Value:
Market Imprv Value:
Market Imprv %:

Sales Comparables

Quarry Rd, Apple Valley, CA 92307

APN: 0463-214-07-0000

San Bernardino County Data as of: 07/22/2021

Subject Property

Quarry Rd, Apple Valley, CA 92307

Sale Price / Type:	\$7,100,000 / Full Value	Lot Area:	871,200 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	04/25/2013 / 04/25/2013	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$295,788	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	20.00	Roof Material:	
Owner Name:	Ross Carl E Living Trust / 91 / Safari Ross Family Trust / 04	Cooling:		Prior Sale Price:	\$3,398,000
Mailing Address:	7850 Dean Martin Dr #502, Las Vegas, NV 89139-6606	Fireplace:		Prior Sale Date:	06/28/2007
County:	San Bernardino	Parking Type:		Prior Rec Date:	07/06/2007
APN:	0463-214-07-0000	Flood Zone Code:	D	Prior Sale Doc #:	2007.399575
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Search Criteria

# Months Back:	12	Distance From Subject:	5 mi
Living Area	35.0 +/-	Land Use:	Same As Subject
Difference:			

20 Comparable Properties Found

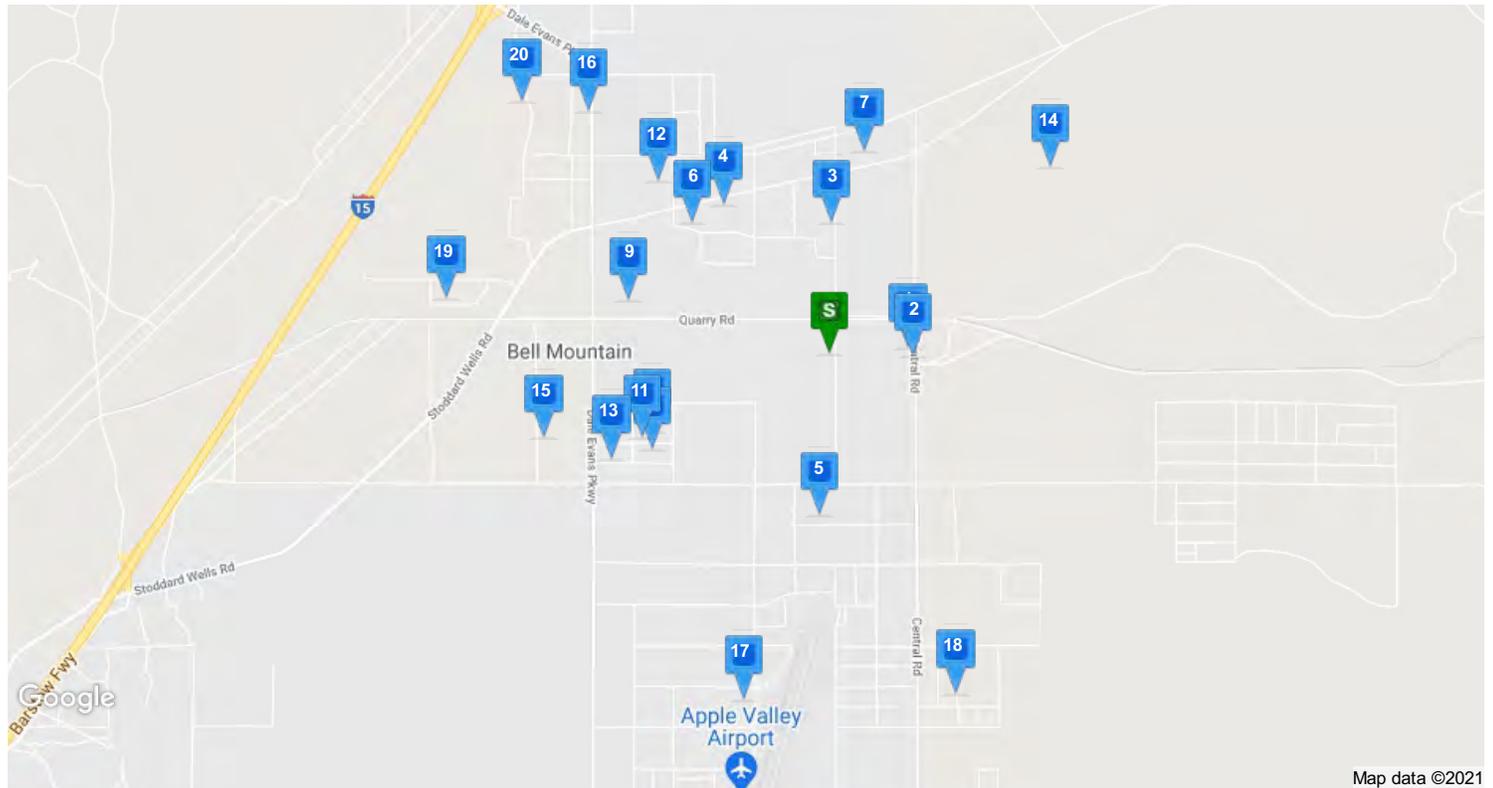
COMPARABLE PROPERTY SUMMARY				
	Subject	Low	Average	High
Price	\$7,100,000	\$18,000	\$187,675	\$1,350,000
Living Area		0	0	0
Price / Sq. Ft.				
Bedrooms		0	0	0
Baths		0	0	0
Lot Area	871,200 Sq. Ft.	77,046 Sq. Ft.	212,976 Sq. Ft.	871,200 Sq. Ft.
Stories				
Year Built				
Distance		0.49 mi	1.47 mi	2.42 mi

Sales Comparables

Quarry Rd, Apple Valley, CA 92307

APN: 0463-214-07-0000

San Bernardino County Data as of: 07/22/2021



Map data ©2021

Subject Property Comparables

COMPARABLES

#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.49			04/19/2021	\$52,000						202,554	
2	0.53			06/29/2021	\$18,000						92,782	
3	0.74		Kimshew Rd, Apple Valley, CA 92307	02/18/2021	\$45,000						382,021	
4	1.08		Stoddard Wells Rd, Apple Valley, CA 92307	07/17/2020	\$20,000						77,046	
5	1.08		Needham Ave, Apple Valley, CA 92307	07/22/2021	\$1,350,000						871,200	
6	1.13			05/24/2021	\$20,000						100,188	
7	1.20		Colusa Rd, Apple Valley, CA 92307	04/27/2021	\$85,000						108,900	
8	1.23		Doberman St, Apple Valley, CA 92307	07/22/2020	\$72,000						189,486	
9	1.27			04/01/2021	\$411,500						628,571	
10	1.29			06/03/2021	\$95,000						99,317	
11	1.30		Doberman St, Apple Valley, CA 92307	07/23/2020	\$38,000						89,135	

12	1.45		03/08/2021	\$19,000	114,563
13	1.53	Shepherd St, Apple Valley, CA 92307	10/07/2020	\$195,000	94,089
14	1.75		04/01/2021	\$411,500	435,600
15	1.87		07/12/2021	\$25,000	154,202
16	2.07	Dale Evans Pkwy, Apple Valley, CA 92307	03/17/2021	\$375,000	96,703
17	2.28	Altadena St, Apple Valley, CA 92307	05/04/2021	\$39,000	217,800
18	2.32		12/11/2020	\$30,000	95,396
19	2.40		03/17/2021	\$375,000	101,495
20	2.42		03/11/2021	\$77,500	108,464

L: Listed R: REO RS: REO Sale SS: Short Sale D: Default A: Auction

Comp #1 - 0.49 Miles From Subject

Sale Price / Type:	\$52,000 /		
Sale / Rec Date:	04/19/2021 / 04/20/2021		
Year Built / Eff:		Lot Area:	202,554 Sq. Ft.
Assessed Value:	\$12,672	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Snipe Equipment LLC		Bedrooms:
Mailing Address:			Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-471-14-0000	Zoning:	
Subdivision:		Acres:	4.65
Census Tct / Blk:		Cooling:	
1st Mtg / Type:		Fireplace:	
Res / Comm Units:		Parking Type:	
		Flood Zone Code:	D
			Stories:
			Roof Material:
			Prior Sale Price:
			Prior Sale Date:
			Prior Rec Date:
			Prior Sale Doc #:

Comp #2 - 0.53 Miles From Subject

Sale Price / Type:	\$18,000 /		
Sale / Rec Date:	06/29/2021 / 07/22/2021		
Year Built / Eff:		Lot Area:	92,782 Sq. Ft.
Assessed Value:	\$27,606	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Bailey Real Estate Investments LLC		Bedrooms:
Mailing Address:	3141 Stevens Creek Blvd, San Jose, CA 95117-1141		Baths (F / H):
County:	San Bernardino	Zoning:	
APN:	0463-471-16-0000	Acres:	2.13
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
			Stories:
			Roof Material:
			Prior Sale Price:
			Prior Sale Date:
			Prior Rec Date:
			Prior Sale Doc #:

Comp #3 - 0.74 Miles From Subject**Kimshew Rd, Apple Valley, CA 92307**

Sale Price / Type:	\$45,000 /		
Sale / Rec Date:	02/18/2021 / 04/16/2021		
Year Built / Eff:		Lot Area:	382,021 Sq. Ft.
Assessed Value:	\$20,611	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Moreno Jesus / Sanchez Teresa		Bedrooms:
Mailing Address:	4080 W 1st St #227, Santa Ana, CA 92703-4081		Baths (F / H):
County:	San Bernardino	Zoning:	
APN:	0463-092-47-0000	Acres:	8.77
Subdivision:		Cooling:	
Census Tct / Blk:	009714 / 1024	Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
			Stories:
			Roof Material:
			Prior Sale Price:
			Prior Sale Date:
			Prior Rec Date:
			Prior Sale Doc #:

Comp #4 - 1.08 Miles From Subject**Stoddard Wells Rd, Apple Valley, CA 92307**

Sale Price / Type:	\$20,000 /		
Sale / Rec Date:	07/17/2020 / 08/14/2020		
Year Built / Eff:		Lot Area:	77,046 Sq. Ft.
Assessed Value:	\$20,000	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Cristobal Fe A		Bedrooms:
Mailing Address:	11144 Louise Ave, Granada Hills, CA 91344-4103		Baths (F / H):
County:	San Bernardino	Zoning:	Total Rooms:
APN:	0463-061-29-0000	Acres:	1.77
Subdivision:		Cooling:	
Census Tct / Blk:	009714 / 1024	Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$26,000
		Prior Sale Date:	
		Prior Rec Date:	12/30/1998
		Prior Sale Doc #:	1998.557658

Comp #5 - 1.08 Miles From Subject**Needham Ave, Apple Valley, CA 92307**

Sale Price / Type:	\$1,350,000 /		
Sale / Rec Date:	07/22/2021 / 07/22/2021		
Year Built / Eff:		Lot Area:	871,200 Sq. Ft.
Assessed Value:	\$31,702	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Boyd Katte		Bedrooms:
Mailing Address:	33 Gristmill Dr, Stafford, VA 22554-8505		Baths (F / H):
County:	San Bernardino	Zoning:	Total Rooms:
APN:	0463-232-04-0000	Acres:	20.00
Subdivision:		Cooling:	
Census Tct / Blk:	009714 / 1024	Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Stories:	
		Roof Material:	
		Prior Sale Price:	
		Prior Sale Date:	
		Prior Rec Date:	
		Prior Sale Doc #:	

Comp #6 - 1.13 Miles From Subject

Sale Price / Type:	\$20,000 /		
Sale / Rec Date:	05/24/2021 / 07/07/2021		
Year Built / Eff:		Lot Area:	100,188 Sq. Ft.
Assessed Value:	\$24,024	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Matins Fernando Torres / Bravo Marilu Maya		Bedrooms:
Mailing Address:	10767 Hemlock Ave, Hesperia, CA 92345-2414		Baths (F / H):
County:	San Bernardino	Zoning:	Total Rooms:
APN:	0463-421-10-0000	Acres:	2.30
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$15,000
		Prior Sale Date:	
		Prior Rec Date:	06/08/1993
		Prior Sale Doc #:	1993.242936

Comp #7 - 1.20 Miles From Subject**Colusa Rd, Apple Valley, CA 92307**

Sale Price / Type:	\$85,000 /		
Sale / Rec Date:	04/27/2021 / 06/17/2021		
Year Built / Eff:		Lot Area:	108,900 Sq. Ft.
Assessed Value:	\$4,800	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Arana Allan Roga / Arana Charmaine A		Bedrooms:
Mailing Address:	3823 S Maryland Pkwy #N5, Las Vegas, NV 89119-7543		Baths (F / H):
County:	San Bernardino	Zoning:	Total Rooms:
APN:	0463-081-13-0000	Acres:	2.50
Subdivision:		Cooling:	
Census Tct / Blk:	009714 / 1024	Fireplace:	
1st Mtg / Type:	\$42,500 /	Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$22,000
		Prior Sale Date:	03/09/2011
		Prior Rec Date:	03/30/2011
		Prior Sale Doc #:	2011.127708

Comp #8 - 1.23 Miles From Subject**Doberman St, Apple Valley, CA 92307**

Sale Price / Type:	\$72,000 /		
Sale / Rec Date:	07/22/2020 / 08/10/2020		
Year Built / Eff:		Lot Area:	189,486 Sq. Ft.
Assessed Value:	\$72,000	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Balleras Julio M / Balleras Minsuela S		Bedrooms:
Mailing Address:	128 E 220th St, Carson, CA 90745-3005		Baths (F / H):
County:	San Bernardino	Zoning:	Total Rooms:
APN:	0463-461-13-0000	Acres:	4.35
Subdivision:		Cooling:	
Census Tct / Blk:	009714 / 1024	Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$60,000
		Prior Sale Date:	
		Prior Rec Date:	06/07/1990
		Prior Sale Doc #:	1990.224193

Comp #9 - 1.27 Miles From Subject

Sale Price / Type:	\$411,500 /		
Sale / Rec Date:	04/01/2021 / 04/02/2021		
Year Built / Eff:		Lot Area:	628,571 Sq. Ft.
Assessed Value:	\$39,580	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Cooley Scott M / Scott M Cooley 1997 Trust		Bedrooms:
Mailing Address:	15900 Kennedy Rd, Los Gatos, CA 95032-6531		Baths (F / H):
County:	San Bernardino	Zoning:	Total Rooms:
APN:	0463-071-13-0000	Acres:	14.43
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$100,000
		Prior Sale Date:	02/12/2021
		Prior Rec Date:	02/26/2021
		Prior Sale Doc #:	2021.92519

Comp #10 - 1.29 Miles From Subject

Sale Price / Type:	\$95,000 /		
Sale / Rec Date:	06/03/2021 / 06/15/2021		
Year Built / Eff:		Lot Area:	99,317 Sq. Ft.
Assessed Value:	\$46,800	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Edu Rosita S / Edu JR Alberto		Bedrooms:
Mailing Address:	219 W 233rd St, Carson, CA 90745-5208		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-221-06-0000	Zoning:	Stories:
Subdivision:		Acres:	2.28
Census Tct / Blk:		Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$140,000
		Flood Zone Code:	D
			Prior Sale Date:
			Prior Rec Date:
			09/23/2004
			Prior Sale Doc #:
			2004.694517

Comp #11 - 1.30 Miles From Subject**Doberman St, Apple Valley, CA 92307**

Sale Price / Type:	\$38,000 /		
Sale / Rec Date:	07/23/2020 / 08/11/2020		
Year Built / Eff:		Lot Area:	89,135 Sq. Ft.
Assessed Value:	\$38,000	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Baliteras Julio M / Balleras Minsuela S		Bedrooms:
Mailing Address:	128 E 220th St, Carson, CA 90745-3005		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-461-12-0000	Zoning:	Stories:
Subdivision:		Acres:	2.05
Census Tct / Blk:	009714 / 1024	Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$25,000
		Flood Zone Code:	D
			Prior Sale Date:
			Prior Rec Date:
			09/11/1990
			Prior Sale Doc #:
			1990.361234

Comp #12 - 1.45 Miles From Subject

Sale Price / Type:	\$19,000 /		
Sale / Rec Date:	03/08/2021 / 04/02/2021		
Year Built / Eff:		Lot Area:	114,563 Sq. Ft.
Assessed Value:	\$4,407	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Flores Carlos Hernandez / Flores Fransisco Hernandez		Bedrooms:
Mailing Address:	3834 E 6th St, Los Angeles, CA 90023-1808		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-041-22-0000	Zoning:	Stories:
Subdivision:		Acres:	2.63
Census Tct / Blk:		Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$9,500
		Flood Zone Code:	D
			Prior Sale Date:
			Prior Rec Date:
			10/04/1990
			Prior Sale Doc #:
			1990.396650

Comp #13 - 1.53 Miles From Subject**Shepherd St, Apple Valley, CA 92307**

Sale Price / Type:	\$195,000 /	Lot Area:	94,089 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	10/07/2020 / 10/15/2020	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$41,000	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.16	Roof Material:	
Owner Name:	Balleras Jennifer S / Varghese Lizy K	Cooling:		Prior Sale Price:	\$22,500
Mailing Address:	128 E 220th St, Carson, CA 90745-3005	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	04/24/1991
APN:	0463-221-15-0000	Flood Zone Code:	D	Prior Sale Doc #:	1991.137431
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #14 - 1.75 Miles From Subject

Sale Price / Type:	\$411,500 /	Lot Area:	435,600 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	04/01/2021 / 04/02/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$13,649	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	10.00	Roof Material:	
Owner Name:	Cooley Scott M / Scott M Cooley 1997 Trust	Cooling:		Prior Sale Price:	\$100,000
Mailing Address:	15900 Kennedy Rd, Los Gatos, CA 95032-6531	Fireplace:		Prior Sale Date:	02/12/2021
County:	San Bernardino	Parking Type:		Prior Rec Date:	02/26/2021
APN:	0463-111-08-0000	Flood Zone Code:	D	Prior Sale Doc #:	2021.92519
Subdivision:					
Census Tct / Blk:					
1st Mtg / Type:					
Res / Comm Units:					

Comp #15 - 1.87 Miles From Subject

Sale Price / Type:	\$25,000 /	Lot Area:	154,202 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	07/12/2021 / 07/22/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$20,064	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	3.54	Roof Material:	
Owner Name:	Moridi Kambiz / The Family Trust Of Kambz Moridi	Cooling:		Prior Sale Price:	\$81,000
Mailing Address:	17458 Blivewater Ct #40354, Riverside, CA 92503	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	12/04/1997
APN:	0472-292-27-0000	Flood Zone Code:	D	Prior Sale Doc #:	1997.444958
Subdivision:					
Census Tct / Blk:					
1st Mtg / Type:					
Res / Comm Units:					

Comp #16 - 2.07 Miles From Subject**Dale Evans Pkwy, Apple Valley, CA 92307**

Sale Price / Type:	\$375,000 /		
Sale / Rec Date:	03/17/2021 / 06/17/2021		
Year Built / Eff:		Lot Area:	96,703 Sq. Ft.
Assessed Value:	\$10,193	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Thurner Galen		Bedrooms:
Mailing Address:	38759 Valle Vis, Murrieta, CA 92562-9321		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0472-243-04-0000	Zoning:	
Subdivision:		Acres:	2.22
Census Tct / Blk:	009714 / 1024	Cooling:	
1st Mtg / Type:		Fireplace:	
Res / Comm Units:		Parking Type:	
		Flood Zone Code:	D
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$54,000
		Prior Sale Date:	
		Prior Rec Date:	03/21/1996
		Prior Sale Doc #:	1996.99375

Comp #17 - 2.28 Miles From Subject**Altadena St, Apple Valley, CA 92307**

Sale Price / Type:	\$39,000 /		
Sale / Rec Date:	05/04/2021 / 05/06/2021		
Year Built / Eff:		Lot Area:	217,800 Sq. Ft.
Assessed Value:	\$81,167	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Harrison Michael / Harrison Lisette		Bedrooms:
Mailing Address:	3535 Inland Empire Blvd, Ontario, CA 91764-4908		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-371-16-0000	Zoning:	
Subdivision:		Acres:	5.00
Census Tct / Blk:	009714 / 1024	Cooling:	
1st Mtg / Type:		Fireplace:	
Res / Comm Units:		Parking Type:	
		Flood Zone Code:	D
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$15,000
		Prior Sale Date:	
		Prior Rec Date:	09/04/1986
		Prior Sale Doc #:	1986.254178

Comp #18 - 2.32 Miles From Subject

Sale Price / Type:	\$30,000 /		
Sale / Rec Date:	12/11/2020 / 01/04/2021		
Year Built / Eff:		Lot Area:	95,396 Sq. Ft.
Assessed Value:	\$20,372	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Maurer Paul F / Maurer Secora		Bedrooms:
Mailing Address:	Po Box 3211, Huntington Beach, CA 92605-3211		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-292-05-0000	Zoning:	
Subdivision:		Acres:	2.19
Census Tct / Blk:		Cooling:	
1st Mtg / Type:		Fireplace:	
Res / Comm Units:		Parking Type:	
		Flood Zone Code:	D
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$45,000
		Prior Sale Date:	06/26/2008
		Prior Rec Date:	09/19/2008
		Prior Sale Doc #:	2008.424888

Comp #19 - 2.40 Miles From Subject

Sale Price / Type:	\$375,000 /		
Sale / Rec Date:	03/17/2021 / 06/17/2021		
Year Built / Eff:		Lot Area:	101,495 Sq. Ft.
Assessed Value:	\$25,700	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Thurner Galen		
Mailing Address:	38759 Valle Vis, Murrieta, CA 92562-9321		
County:	San Bernardino	Zoning:	
APN:	0472-285-12-0000	Acres:	2.33
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Bedrooms:	0
		Baths (F / H):	0 / 0
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$115,000
		Prior Sale Date:	12/08/2005
		Prior Rec Date:	12/12/2005
		Prior Sale Doc #:	2005.942724

Comp #20 - 2.42 Miles From Subject

Sale Price / Type:	\$77,500 /		
Sale / Rec Date:	03/11/2021 / 04/07/2021		
Year Built / Eff:		Lot Area:	108,464 Sq. Ft.
Assessed Value:	\$29,997	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Gutierrez Jaime		
Mailing Address:	2530 Ontario Dr, Las Vegas, NV 89128-7800		
County:	San Bernardino	Zoning:	
APN:	0472-241-04-0000	Acres:	2.49
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Bedrooms:	
		Baths (F / H):	/ 0
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$18,000
		Prior Sale Date:	
		Prior Rec Date:	05/24/1990
		Prior Sale Doc #:	1990.205183

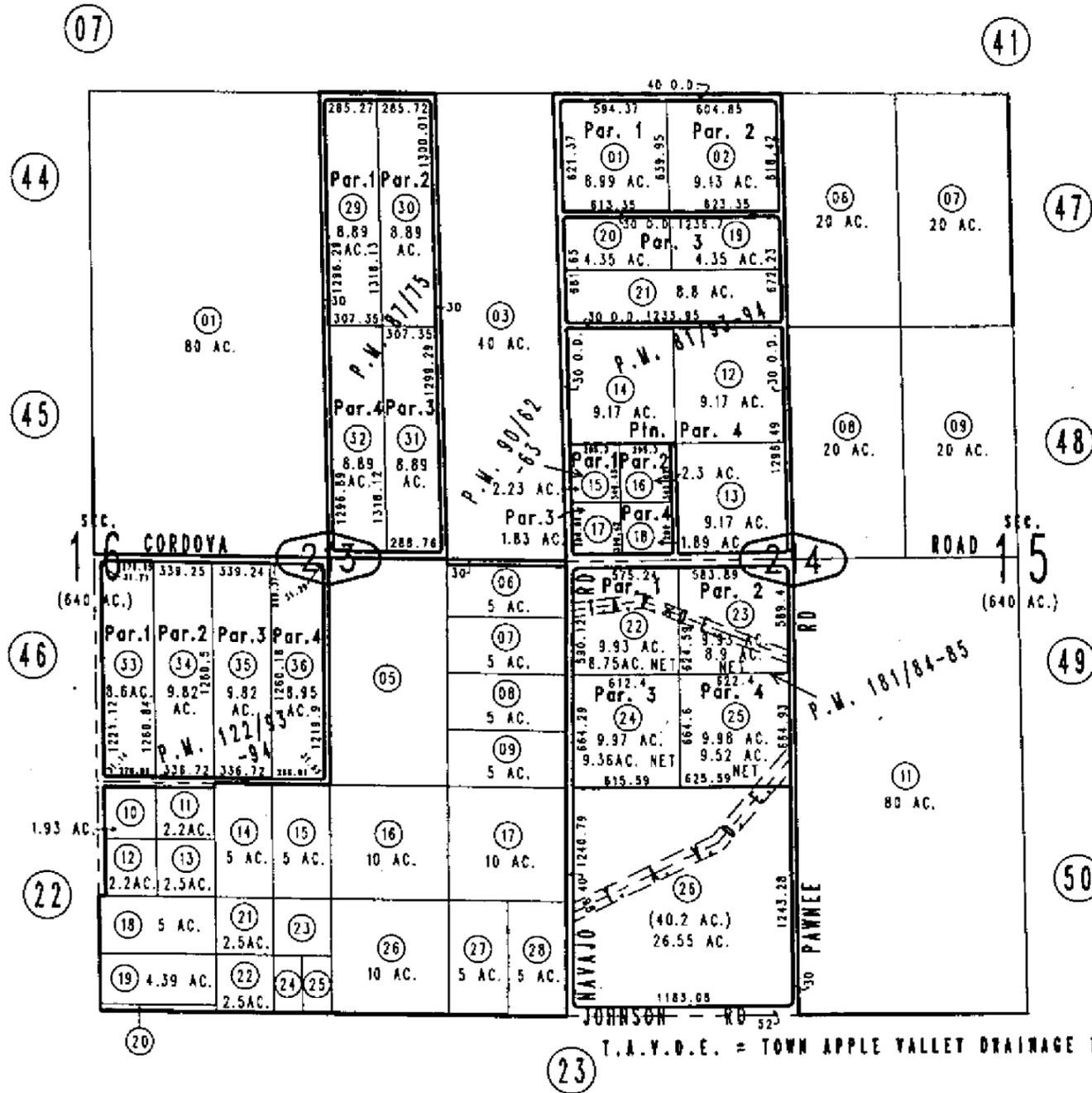
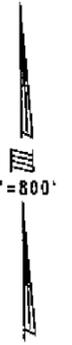
Disclaimer: This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance, commitment or preliminary report, or any form of title insurance or guaranty. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without the issuing party's prior written consent. The issuing party does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that the issuing party's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that the issuing party would not have issued this report but for the limitation of liability described above. The issuing party makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.

School information is copyrighted and provided by GreatSchools.org.

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Sec.15&16, T.6N.,R.3W., S.B.B.&M.

City of Apple Valley 0463-21
Tax Rate Area
21027



Parcel Map No. 14418, P.M. 181/84-85
 Parcel Map No. 10410, P.M. 122/93-94
 Parcel Map No. 8585, P.M. 90/62-63
 Parcel Map No. 8448, P.M. 87/75
 Pln. Parcel Map No. 7960, P.M. 81/93-94

June 2004

Assessor's Map
 Book 0463 Page 21
 San Bernardino County

REVISED

+ FIRST AMERICAN TITLE, 1SB,
AD08

SAN BERNARDINO, CA

08/05/2021 09:05PM IXQT

PAGE 1 OF 1

SAN BERNARDINO 2020-21 TAX
ROLL

ORDER SEARCH RESULTS

ORDER: 0000000

TOF: 0

COMMENT:

**PAYMENTS AS OF 07/16/2021
SEARCH PARAMETERS**

ENTERED APN: 0463-214-07-0-000

✓ APN: 0463-214-07-0-000 BILL: 20200411768

DATE: 09/22/2020

TRA: 021027 - TOWN OF APPLE VALLEY

ACQ DATE: 04/25/2013

DOC#: 2013-171333

LEGAL: E 1/2 NE 1/4 NW 1/4 SEC 15 TP 6N R 3W 20 AC

SITUS: QUARRY RD APPLE VALLEY CA 92307

MAIL: 7850 S DEAN MARTIN DR #502 LAS VEGAS NV 89139

FOR 2020-21 TAX YEAR

ASSESSED OWNER(S)

2020-21 ASSESSED VALUES

ROSS CARL E LIVING TRUST 5/23/91

LAND

292,755

SAFARI ROSS FAMILY TRUST 6/10/04

TAXABLE

292,755

2020-21 TAXES

1ST INST

2ND INST

TOTAL TAX

STATUS

PAID

PAID

PAYMENT DATE

12/08/2020

04/12/2021

DELINQUENT DATE

12/10/2020

04/12/2021

INSTALLMENT

1,840.43

1,840.41

3,680.84

PENALTY

184.05

194.05

378.10

BALANCE DUE

0.00

0.00

0.00

WARNINGS AND/OR COMMENTS

** NO BONDS OR PRIOR YEAR DELQ TAXES **

ASSESSMENT DETAIL

FUND TYPE

AMOUNT

DESCRIPTION OF ASSESSMENT(S)

WF01-SP03 FIRE SUPR

121.26

APPLE VALLEY FIRE SUPP

121.26

TOTAL OF SPECIAL ASSESSMENTS

ADDITIONAL PROPERTY INFORMATION

TAX CODE: 1

COUNTY USE CODE: 0000

VESTING: TC

TAX RATE: 1.048400%

STANDARD LAND USE: VACANT LAND (NEC)

CONDITIONS, DISCLAIMERS AND EXCLUSIONS:

This Tax Certificate/Tax Order Report does not constitute a report on or certification of: (1) mineral (productive and/or non-productive) taxes or leases; (2) personal property taxes; or (3) other non ad valorem taxes (such as paving liens, stand-by charges or maintenance assessments).

Data Trace Information Services LLC ("Data Trace") may have warranted the accuracy of this Tax Certificate/Tax Order Report to its customer (the "Data Trace Customer") pursuant to the terms and conditions of a written tax service agreement between Data Trace and said Data Trace Customer (the "Tax Service Agreement"). Any such warranty (hereinafter, "Data Trace Customer Warranty") does not: (a) extend to a third party bearer of this Tax Certificate/Tax Order Report; (b) cover any changes made to the records of the taxing authority after the "payments as of," "paid," or "payment" dates delineated above; and (c) cover any invalid tax information shown on the records of the taxing authority or resulting from an error by the Data Trace Customer (including, without limitation, submission of incorrect property information by said Data Trace Customer). DATA TRACE MAKES NO WARRANTIES (EXPRESS OR IMPLIED) WITH RESPECT TO THIS TAX CERTIFICATE/TAX ORDER REPORT OTHER THAN (WHERE APPLICABLE) THE DATA TRACE CUSTOMER WARRANTY. Any and all claims under a Data Trace Customer Warranty must be submitted to Data Trace by the corresponding Data Trace Customer and are subject to the terms and conditions set forth in the pertinent Tax Service Agreement (including, without limitation, the filing deadlines applicable to such claims). In some jurisdictions Data Trace's validation of a Tax Certificate/Tax Order Report is required to activate a Data Trace Customer Warranty.

END OF SEARCH



LARRY WALKER
Auditor/Controller - Recorder

815 First American Title

RECORDING REQUESTED BY:
First American Title Company

Doc #: 2007-0399575

Titles: 1 Pages: 2



Fees 21.00
Taxes 3737.80
Other .00
PAID 3758.80

AND WHEN RECORDED MAIL TO:

FR/Cal 3 Apple Valley, LLC
311 South Wacker Dirve, #4000
Chicago, IL 60606

NCS-265259-DH

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: NCS-256602

Escrow No.: 003957-GO

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$3,737.80

computed on full value of property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale.

Unincorporated area City of **AND**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Eugene Bello and Olga Bello, Trustees of the Eugene Bello and Olga Bello Trust dated May 31, 1984

hereby GRANT(s) to: **FR/Cal 3 Apple Valley, LLC, a Delaware limited liability company**

the real property in the County of San Bernardino, State of California, described as:

Parcels 1, 2 and 3 further described in "Exhibit A", attached hereto and made a part hereof.

Also Known as: Vacant Land, 3 Parcels, Apple Valley, CA
AP#: 0463-214-06, -07 and -08

DATED: June 28, 2007

STATE OF CALIFORNIA

COUNTY OF San Bernardino

On June 29, 2007

Before me, G. Olcese
A Notary Public in and for said State, personally appeared

Eugene Bello, and
Olga Bello

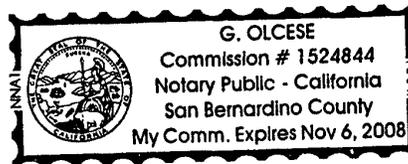
Eugene Bello and Olga Bello Trust dated May 31, 1984

BY: Eugene Bello, Trustee
Eugene Bello, Trustee

BY: Olga Bello, Trustee
Olga Bello, Trustee

personally known to me (or 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.

WITNESS my hand and official seal.



Signature GOM

(This area for official notarial seal)

"EXHIBIT A" LEGAL DESCRIPTION

PARCEL NO. 1:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL NO. 2:

THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL NO. 3:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

APN: 0463-214-06-0-000 (Affects: Parcel No.1), 0463-214-07-0-000 (Affects: Parcel No. 2),
0463-214-08-0-000 (Affects: Parcel No. 3)

FIRST AMERICAN TITLE INSURANCE COMPANY



DENNIS DRAEGER
ASSESSOR - RECORDER - CLERK
691 First American

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Mr. Carl Ross
7850 S. Dean Martin Drive, Suite 502
Las Vegas, Nevada 89139

Doc #: 2013-0171333



Titles:	1	Pages:	7
Fees		63.00	
Taxes	**	Conf	**
Other		.00	
PAID		63.00	

MAIL TAX STATEMENT TO:

Mr. Carl Ross
7850 S. Dean Martin Drive, Suite 502
Las Vegas, Nevada 89139

(Space Above Line for Recorder's Use Only)

APNs: 0463-201-34, 0463-201-42, 0463-201-56, 0463-213-03, 0463-213-05, 0463-213-07, 0463-213-08, 0463-213-09, 0463-213-29, 0463-213-33, 0463-213-34, 0463-213-35, 0463-213-36, 0463-214-06, 0463-214-07, 0463-214-08, 0463-214-09 and 0463-214-26

Not of public record

GRANT DEED

In accordance with Section 11932 of the California Revenue and Taxation Code, Grantor has declared the amount of the transfer tax which is due by a separate statement that is not being recorded with this Grant Deed.

FOR VALUE RECEIVED, FR/CAL 3 APPLE VALLEY, LLC, a Delaware limited liability company ("Grantor"), grants to Carl E. Ross, as Trustee of the Carl E. Ross Living Trust dated May 23, 1991, as to an undivided 52% interest, Carl E. Ross, as Trustee of the Safari Ross Family Trust dated June 10, 2004, as to an undivided 24% interest, and Carl E. Ross, as Trustee of the Remington Ross Family Trust dated June 10, 2004, as to an undivided 24% interest, as tenants in common (collectively, "Grantee"), all that certain real property situated in the City of Apple Valley, County of San Bernardino, State of California, described on Exhibit A attached hereto and by this reference incorporated herein (the "Property").

SUBJECT TO the following:

- (a) All liens, encumbrances, easements, covenants, conditions, restrictions and other matters of record;
- (b) All matters which a correct survey of the Property would disclose;
- (c) All matters which could be ascertained by a physical inspection of the Property;
- (d) Interests of parties in possession;

MAIL TAX STATEMENT TO
RETURN ADDRESS ABOVE

(e) Any and all liens not yet delinquent for real property and personal property taxes and for general and special assessments against the Property; and

(f) Building and zoning ordinances and regulations and any other laws, ordinances, or governmental regulations restricting, regulating or relating to the use, occupancy or enjoyment of the Property.

***[Remainder of page intentionally left blank,
signatures commence on following page]***

EXHIBIT A
LEGAL DESCRIPTION
[SEE ATTACHED]

Exhibit "A"

LEGAL DESCRIPTION

Real property in the Town of Apple Valley, County of San Bernardino, State of California, described as follows:

PARCEL A:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

EXCEPTING THEREFROM THE INTEREST IN THE SOUTH 40 FEET OF SAID LAND WHICH WAS GRANTED FOR HIGHWAY PURPOSES TO THE COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA BY DEED RECORDED AUGUST 19, 1957, IN BOOK 4305, PAGE 457, OFFICIAL RECORDS.

PARCEL B:

THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER, AND THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

EXCEPTING THEREFROM ONE-HALF OF ONE-SIXTH OF ALL OIL, GAS AND OTHER MINERAL DEPOSITS IN THE LAND SO PATENTED, TOGETHER WITH THE RIGHT TO PROTECT FOR, MINE AND REMOVE THE SAME, AS RESERVED IN THE DEED RECORDED SEPTEMBER 15, 1924, IN BOOK 872, PAGE 1 OF DEEDS.

PARCEL C:

THE LAND AS SHOWN ON THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. DN107-09 EVIDENCED BY DOCUMENT RECORDED JUNE 5, 2009 AS INSTRUMENT NO. 2009-0245866 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED IN THE DOCUMENT AS FOLLOWS:

ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO GOVERNMENT SURVEY, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 14, LYING SOUTH 01° 02' 06" EAST, 297.01 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 14;

THENCE NORTH 89° 21' 16" EAST, A DISTANCE OF 2449.92 FEET;

THENCE SOUTH 00° 47' 12" EAST, A DISTANCE OF 61.00 FEET;

THENCE NORTH 89° 21' 16" EAST, A DISTANCE OF 192.00 FEET TO THE POINT OF TERMINATION ON THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 14, SAID POINT LIES SOUTH 00° 47' 12" EAST, 358.00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 14.

PARCEL D:

THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

PARCEL E:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF APPLE VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL F:

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL G:

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

PARCEL H:

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN.

EXCEPTING THEREFROM A NON-EXCLUSIVE EASEMENT OF 30 FEET ALONG THE SOUTHERLY AND EASTERLY BOUNDARIES FOR INGRESS AND EGRESS AND ALSO EXCEPTING THEREFROM A NON-EXCLUSIVE EASEMENT OF 15 FEET ALONG THE WESTERLY BOUNDARY FOR INGRESS AND EGRESS.

PARCEL I:

PARCEL 1 OF PARCEL MAP 8448, AS RECORDED IN PARCEL MAP BOOK 87, PAGE 75, RECORDS OF SAN BERNARDINO COUNTY.

PARCEL J:

PARCELS 1, 2, 3, AND 4 OF PARCEL MAP 10410 AS RECORDED IN PARCEL MAP BOOK NO. 122, PAGES 93 AND 94, RECORDS OF SAID COUNTY.

PARCEL K:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL L:

THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL M:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL N:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL O:

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE EXTERIOR BOUNDARIES OF PARCEL MAP 14418, AS SHOWN BY MAP ON FILE IN BOOK 181 PAGES 84 AND 85 OF PARCEL MAPS, IN THE OFFICE OF SAID COUNTY RECORDER.

SAID LEGAL DESCRIPTION IS PURSUANT TO THAT CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 4, 1996 AS INSTRUMENT NO. 96-445548, OFFICIAL RECORDS.

APN: 0463-201-34-0-000 (Affects : Parcel A); 0463-201-42-0-000 (Affects : Parcel B); 0463-201-56-0-000 (Affects : Parcel C); 0463-213-03-0-000 (Affects : Parcel D); 0463-213-05-0-000 (Affects : Parcel E); 0463-213-07-0-000 (Affects : Parcel F); 0463-213-08-0-000 (Affects : Parcel G); 0463-213-09-0-000 (Affects : Parcel H); 0463-213-29-0-000 (Affects Parcel I); 0463-213-33-0-000 (Affects : A portion of Parcel J); 0463-213-34-0-000 (Affects : A portion of Parcel J); 0463-213-35-0-000 (Affects : A portion of Parcel J); 0463-213-36-0-000 (affects : A portion of Parcel J); 0463-214-06-0-000 (Affects : Parcel K); 0463-214-07-0-000 (Affects : Parcel L); 0463-214-08-0-000 (Affects : Parcel M); 0463-214-09-0-000 (Affects : Parcel N) and 0463-214-26-0-000 (Affects : Parcel O)



First American Title™

San Bernardino County

1855 W. Redlands Boulevard, Suite 100 · Redlands, CA 92373
PHONE 909.381.6411

ADDRESS

CORDOVA RD

APPLE VALLEY, CA 92307

APN

0463-214-08-0000

Property Detail Report

Cordova Rd, Apple Valley, CA 92307

APN: 0463-214-08-0000

San Bernardino County Data as of: 07/22/2021

Owner Information

Owner Name: Ross Carl E Living Trust / 91 / Safari Ross Family Trust / 04
Vesting: Living Trust
Mailing Address: 7850 Dean Martin Dr #502, Las Vegas, NV 89139-6606
Occupancy: Absentee Owner

Location Information

Legal Description: W 1/2 Se 1/4 Nw 1/4 Sec 15 Tp 6N R 3W 20 Ac
County: San Bernardino, CA
APN: 0463-214-08-0000 Alternate APN: 0463-214-08-0000 Census Tract / Block: 009714 / 1024
Munic / Twnshp: Hesperia Twnshp-Rng-Sec: 06N-03W-15 Legal Lot / Block:
Subdivision: Tract #: Legal Book / Page: 0463 / 214
Neighborhood: School District: Apple Valley Unified School District
Elementary School: Sycamore Rocks Ele... Middle School: Phoenix Academy High School: Granite Hills High...
Latitude: 34.61009 Longitude: -117.18373

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 04/25/2013 / 04/25/2013 Price: \$7,100,000 Transfer Doc #: 2013.171333
Buyer Name: Ross Carl E Living Trust Seller Name: FR / Cal 3 Apple Valley Deed Type: Grant Deed
LLC

Last Market Sale

Sale / Rec Date: 04/25/2013 / 04/25/2013 Sale Price / Type: \$7,100,000 / Full Value Deed Type: Grant Deed
Multi / Split Sale: Y Price / Sq. Ft.: New Construction:
1st Mtg Amt / Type: 1st Mtg Rate / Type: 1st Mtg Doc #: N/A
2nd Mtg Amt / Type: 2nd Mtg Rate / Type: Sale Doc #: 2013.171333
Seller Name: FR / Cal 3 Apple Valley LLC Title Company: First American Tit...

Prior Sale Information

Sale / Rec Date: 06/28/2007 / 07/06/2007 Sale Price / Type: \$3,398,000 / Full Value Prior Deed Type: Deed
1st Mtg Amt / Type: 1st Mtg Rate / Type: Prior Sale Doc #: 2007.399575
Prior Lender:

Property Characteristics

Gross Living Area: Total Rooms: 0 Year Built / Eff:
Living Area: Bedrooms: Stories:
Total Adj. Area: Baths (F / H): Parking Type:
Above Grade: Pool: Garage #:
Basement Area: Fireplace: Garage Area:
Style: Cooling: Porch Type:
Foundation: Heating: Patio Type:
Quality: Exterior Wall: Roof Type:
Condition: Construction Type: Roof Material:

Site Information

Land Use: Vacant Land (NEC) Lot Area: 871,200 Sq. Ft. Zoning:
State Use: Lot Width / Depth: # of Buildings: 2
County Use: 0000 - Vacant Land Usable Lot: Res / Comm Units:
Site Influence: Type Unknown Acres: 20.0 Water / Sewer Type: / No
Flood Zone Code: D Flood Map #: 06071C5835H Flood Map Date: 08/28/2008
Community Name: Town Of Apple Valley Flood Panel #: 5835H Inside SFHA: False

Tax Information

Assessed Year: 2021 Assessed Value: \$295,788 Market Total Value:
Tax Year: 2020 Land Value: \$295,788 Market Land Value:
Tax Area: 021-027 Improvement Value: Market Imprv Value:
Property Tax: \$3,680.84 Improved %: Market Imprv %:
Exemption: Delinquent Year:

Sales Comparables

Cordova Rd, Apple Valley, CA 92307

APN: 0463-214-08-0000

San Bernardino County Data as of: 07/22/2021

Subject Property

Cordova Rd, Apple Valley, CA 92307

Sale Price / Type:	\$7,100,000 / Full Value	Lot Area:	871,200 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	04/25/2013 / 04/25/2013	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$295,788	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	20.00	Roof Material:	
Owner Name:	Ross Carl E Living Trust / 91 / Safari Ross Family Trust / 04	Cooling:		Prior Sale Price:	\$3,398,000
Mailing Address:	7850 Dean Martin Dr #502, Las Vegas, NV 89139-6606	Fireplace:		Prior Sale Date:	06/28/2007
County:	San Bernardino	Parking Type:		Prior Rec Date:	07/06/2007
APN:	0463-214-08-0000	Flood Zone Code:	D	Prior Sale Doc #:	2007.399575
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Search Criteria

# Months Back:	12	Distance From Subject:	5 mi
Living Area	35.0 +/-	Land Use:	Same As Subject
Difference:			

20 Comparable Properties Found

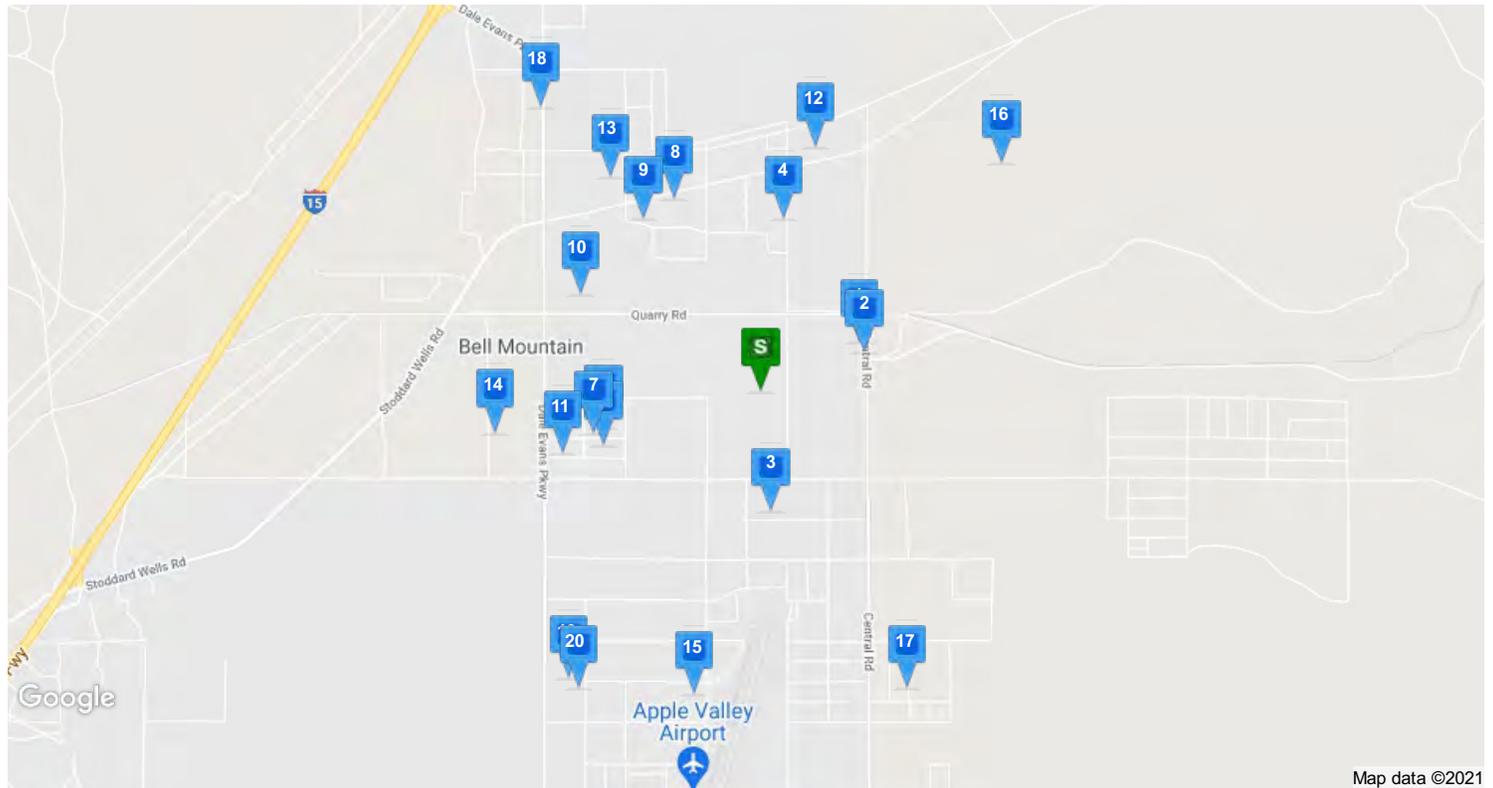
COMPARABLE PROPERTY SUMMARY				
	Subject	Low	Average	High
Price	\$7,100,000	\$18,000	\$196,300	\$1,350,000
Living Area		0	0	0
Price / Sq. Ft.				
Bedrooms		0	0	0
Baths		0	0	0
Lot Area	871,200 Sq. Ft.	77,046 Sq. Ft.	278,054 Sq. Ft.	1,089,000 Sq. Ft.
Stories				
Year Built				
Distance		0.65 mi	1.44 mi	2.23 mi

Sales Comparables

Cordova Rd, Apple Valley, CA 92307

APN: 0463-214-08-0000

San Bernardino County Data as of: 07/22/2021



Map data ©2021

Subject Property Comparables

COMPARABLES

#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.65			04/19/2021	\$52,000						202,554	
2	0.67			06/29/2021	\$18,000						92,782	
3	0.82		Needham Ave, Apple Valley, CA 92307	07/22/2021	\$1,350,000						871,200	
4	1.00		Kimshew Rd, Apple Valley, CA 92307	02/18/2021	\$45,000						382,021	
5	1.02		Doberman St, Apple Valley, CA 92307	07/22/2020	\$72,000						189,486	
6	1.06			06/03/2021	\$95,000						99,317	
7	1.09		Doberman St, Apple Valley, CA 92307	07/23/2020	\$38,000						89,135	
8	1.23		Stoddard Wells Rd, Apple Valley, CA 92307	07/17/2020	\$20,000						77,046	
9	1.23			05/24/2021	\$20,000						100,188	
10	1.24			04/01/2021	\$411,500						628,571	
11	1.31		Shepherd St, Apple Valley, CA 92307	10/07/2020	\$195,000						94,089	

12	1.48	Colusa Rd, Apple Valley, CA 92307	04/27/2021	\$85,000	108,900
13	1.57		03/08/2021	\$19,000	114,563
14	1.69		07/12/2021	\$25,000	154,202
15	2.00	Altadena St, Apple Valley, CA 92307	05/04/2021	\$39,000	217,800
16	2.01		04/01/2021	\$411,500	435,600
17	2.13		12/11/2020	\$30,000	95,396
18	2.17	Dale Evans Pkwy, Apple Valley, CA 92307	03/17/2021	\$375,000	96,703
19	2.21		02/12/2021	\$100,000	422,532
20	2.23		07/13/2021	\$525,000	1,089,000

L: Listed R: REO RS: REO Sale SS: Short Sale D: Default A: Auction

Comp #1 - 0.65 Miles From Subject

Sale Price / Type:	\$52,000 /		
Sale / Rec Date:	04/19/2021 / 04/20/2021		
Year Built / Eff:		Lot Area:	202,554 Sq. Ft.
Assessed Value:	\$12,672	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Snipe Equipment LLC		Bedrooms:
Mailing Address:			Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-471-14-0000	Zoning:	
Subdivision:		Acres:	4.65
Census Tct / Blk:		Cooling:	
1st Mtg / Type:		Fireplace:	
Res / Comm Units:		Parking Type:	
		Flood Zone Code:	D
			Stories:
			Roof Material:
			Prior Sale Price:
			Prior Sale Date:
			Prior Rec Date:
			Prior Sale Doc #:

Comp #2 - 0.67 Miles From Subject

Sale Price / Type:	\$18,000 /		
Sale / Rec Date:	06/29/2021 / 07/22/2021		
Year Built / Eff:		Lot Area:	92,782 Sq. Ft.
Assessed Value:	\$27,606	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Bailey Real Estate Investments LLC		Bedrooms:
Mailing Address:	3141 Stevens Creek Blvd, San Jose, CA 95117-1141		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-471-16-0000	Zoning:	
Subdivision:		Acres:	2.13
Census Tct / Blk:		Cooling:	
1st Mtg / Type:		Fireplace:	
Res / Comm Units:		Parking Type:	
		Flood Zone Code:	D
			Stories:
			Roof Material:
			Prior Sale Price:
			Prior Sale Date:
			Prior Rec Date:
			Prior Sale Doc #:

Comp #3 - 0.82 Miles From Subject**Needham Ave, Apple Valley, CA 92307**

Sale Price / Type:	\$1,350,000 /		
Sale / Rec Date:	07/22/2021 / 07/22/2021		
Year Built / Eff:		Lot Area:	871,200 Sq. Ft.
Assessed Value:	\$31,702	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Boyd Katte		Bedrooms:
Mailing Address:	33 Gristmill Dr, Stafford, VA 22554-8505		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-232-04-0000	Zoning:	
Subdivision:		Acres:	20.00
Census Tct / Blk:	009714 / 1024	Cooling:	
1st Mtg / Type:		Fireplace:	
Res / Comm Units:		Parking Type:	
		Flood Zone Code:	D
			Stories:
			Roof Material:
			Prior Sale Price:
			Prior Sale Date:
			Prior Rec Date:
			Prior Sale Doc #:

Comp #4 - 1.00 Miles From Subject**Kimshew Rd, Apple Valley, CA 92307**

Sale Price / Type:	\$45,000 /	Lot Area:	382,021 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	02/18/2021 / 04/16/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$20,611	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	8.77	Roof Material:	
Owner Name:	Moreno Jesus / Sanchez Teresa	Cooling:		Prior Sale Price:	\$20,000
Mailing Address:	4080 W 1st St #227, Santa Ana, CA 92703-4081	Fireplace:		Prior Sale Date:	04/16/2019
County:	San Bernardino	Parking Type:		Prior Rec Date:	05/29/2019
APN:	0463-092-47-0000	Flood Zone Code:	D	Prior Sale Doc #:	2019.172064
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #5 - 1.02 Miles From Subject**Doberman St, Apple Valley, CA 92307**

Sale Price / Type:	\$72,000 /	Lot Area:	189,486 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	07/22/2020 / 08/10/2020	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$72,000	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	4.35	Roof Material:	
Owner Name:	Balleras Julio M / Balleras Minsuela S	Cooling:		Prior Sale Price:	\$60,000
Mailing Address:	128 E 220th St, Carson, CA 90745-3005	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	06/07/1990
APN:	0463-461-13-0000	Flood Zone Code:	D	Prior Sale Doc #:	1990.224193
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #6 - 1.06 Miles From Subject

Sale Price / Type:	\$95,000 /	Lot Area:	99,317 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	06/03/2021 / 06/15/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$46,800	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.28	Roof Material:	
Owner Name:	Edu Rosita S / Edu JR Alberto	Cooling:		Prior Sale Price:	\$140,000
Mailing Address:	219 W 233rd St, Carson, CA 90745-5208	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	09/23/2004
APN:	0463-221-06-0000	Flood Zone Code:	D	Prior Sale Doc #:	2004.694517
Subdivision:					
Census Tct / Blk:					
1st Mtg / Type:					
Res / Comm Units:					

Comp #7 - 1.09 Miles From Subject**Doberman St, Apple Valley, CA 92307**

Sale Price / Type:	\$38,000 /		
Sale / Rec Date:	07/23/2020 / 08/11/2020		
Year Built / Eff:		Lot Area:	89,135 Sq. Ft.
Assessed Value:	\$38,000	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Baliteras Julio M / Balleras Minsuela S		Bedrooms:
Mailing Address:	128 E 220th St, Carson, CA 90745-3005		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-461-12-0000	Zoning:	Stories:
Subdivision:		Acres:	2.05
Census Tct / Blk:	009714 / 1024	Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$25,000
		Flood Zone Code:	D
			Prior Sale Date:
			Prior Rec Date:
			09/11/1990
			Prior Sale Doc #:
			1990.361234

Comp #8 - 1.23 Miles From Subject**Stoddard Wells Rd, Apple Valley, CA 92307**

Sale Price / Type:	\$20,000 /		
Sale / Rec Date:	07/17/2020 / 08/14/2020		
Year Built / Eff:		Lot Area:	77,046 Sq. Ft.
Assessed Value:	\$20,000	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Cristobal Fe A		Bedrooms:
Mailing Address:	11144 Louise Ave, Granada Hills, CA 91344-4103		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-061-29-0000	Zoning:	Stories:
Subdivision:		Acres:	1.77
Census Tct / Blk:	009714 / 1024	Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$26,000
		Flood Zone Code:	D
			Prior Sale Date:
			Prior Rec Date:
			12/30/1998
			Prior Sale Doc #:
			1998.557658

Comp #9 - 1.23 Miles From Subject

Sale Price / Type:	\$20,000 /		
Sale / Rec Date:	05/24/2021 / 07/07/2021		
Year Built / Eff:		Lot Area:	100,188 Sq. Ft.
Assessed Value:	\$24,024	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Matins Fernando Torres / Bravo Marilu Maya		Bedrooms:
Mailing Address:	10767 Hemlock Ave, Hesperia, CA 92345-2414		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-421-10-0000	Zoning:	Stories:
Subdivision:		Acres:	2.30
Census Tct / Blk:		Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$15,000
		Flood Zone Code:	D
			Prior Sale Date:
			Prior Rec Date:
			06/08/1993
			Prior Sale Doc #:
			1993.242936

Comp #10 - 1.24 Miles From Subject

Sale Price / Type:	\$411,500 /		
Sale / Rec Date:	04/01/2021 / 04/02/2021		
Year Built / Eff:		Lot Area:	628,571 Sq. Ft.
Assessed Value:	\$39,580	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Cooley Scott M / Scott M Cooley 1997 Trust		Bedrooms:
Mailing Address:	15900 Kennedy Rd, Los Gatos, CA 95032-6531		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-071-13-0000	Zoning:	Stories:
Subdivision:		Acres:	14.43
Census Tct / Blk:		Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price: \$100,000
Res / Comm Units:		Parking Type:	Prior Sale Date: 02/12/2021
		Flood Zone Code: D	Prior Rec Date: 02/26/2021
			Prior Sale Doc #: 2021.92519

Comp #11 - 1.31 Miles From Subject**Shepherd St, Apple Valley, CA 92307**

Sale Price / Type:	\$195,000 /		
Sale / Rec Date:	10/07/2020 / 10/15/2020		
Year Built / Eff:		Lot Area:	94,089 Sq. Ft.
Assessed Value:	\$41,000	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Balleras Jennifer S / Varghese Lizy K		Bedrooms:
Mailing Address:	128 E 220th St, Carson, CA 90745-3005		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-221-15-0000	Zoning:	Stories:
Subdivision:		Acres:	2.16
Census Tct / Blk:	009714 / 1024	Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price: \$22,500
Res / Comm Units:		Parking Type:	Prior Sale Date:
		Flood Zone Code: D	Prior Rec Date: 04/24/1991
			Prior Sale Doc #: 1991.137431

Comp #12 - 1.48 Miles From Subject**Colusa Rd, Apple Valley, CA 92307**

Sale Price / Type:	\$85,000 /		
Sale / Rec Date:	04/27/2021 / 06/17/2021		
Year Built / Eff:		Lot Area:	108,900 Sq. Ft.
Assessed Value:	\$4,800	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Arana Allan Roga / Arana Charmaine A		Bedrooms:
Mailing Address:	3823 S Maryland Pkwy #N5, Las Vegas, NV 89119-7543		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-081-13-0000	Zoning:	Stories:
Subdivision:		Acres:	2.50
Census Tct / Blk:	009714 / 1024	Cooling:	Roof Material:
1st Mtg / Type:	\$42,500 /	Fireplace:	Prior Sale Price: \$22,000
Res / Comm Units:		Parking Type:	Prior Sale Date: 03/09/2011
		Flood Zone Code: D	Prior Rec Date: 03/30/2011
			Prior Sale Doc #: 2011.127708

Comp #13 - 1.57 Miles From Subject

Sale Price / Type:	\$19,000 /		
Sale / Rec Date:	03/08/2021 / 04/02/2021		
Year Built / Eff:		Lot Area:	114,563 Sq. Ft.
Assessed Value:	\$4,407	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Flores Carlos Hernandez / Flores Fransisco Hernandez		Bedrooms:
Mailing Address:	3834 E 6th St, Los Angeles, CA 90023-1808		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-041-22-0000	Zoning:	Stories:
Subdivision:		Acres:	2.63
Census Tct / Blk:		Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$9,500
		Flood Zone Code:	D
			Prior Sale Date:
			Prior Rec Date:
			10/04/1990
			Prior Sale Doc #:
			1990.396650

Comp #14 - 1.69 Miles From Subject

Sale Price / Type:	\$25,000 /		
Sale / Rec Date:	07/12/2021 / 07/22/2021		
Year Built / Eff:		Lot Area:	154,202 Sq. Ft.
Assessed Value:	\$20,064	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Moridi Kambiz / The Family Trust Of Kambz Moridi		Bedrooms:
Mailing Address:	17458 Blvewater Ct #40354, Riverside, CA 92503		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0472-292-27-0000	Zoning:	Stories:
Subdivision:		Acres:	3.54
Census Tct / Blk:		Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$81,000
		Flood Zone Code:	D
			Prior Sale Date:
			Prior Rec Date:
			12/04/1997
			Prior Sale Doc #:
			1997.444958

Comp #15 - 2.00 Miles From Subject**Altadena St, Apple Valley, CA 92307**

Sale Price / Type:	\$39,000 /		
Sale / Rec Date:	05/04/2021 / 05/06/2021		
Year Built / Eff:		Lot Area:	217,800 Sq. Ft.
Assessed Value:	\$81,167	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Harrison Michael / Harrison Lisette		Bedrooms:
Mailing Address:	3535 Inland Empire Blvd, Ontario, CA 91764-4908		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-371-16-0000	Zoning:	Stories:
Subdivision:		Acres:	5.00
Census Tct / Blk:	009714 / 1024	Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$15,000
		Flood Zone Code:	D
			Prior Sale Date:
			Prior Rec Date:
			09/04/1986
			Prior Sale Doc #:
			1986.254178

Comp #16 - 2.01 Miles From Subject

Sale Price / Type:	\$411,500 /				
Sale / Rec Date:	04/01/2021 / 04/02/2021				
Year Built / Eff:		Lot Area:	435,600 Sq. Ft.		
Assessed Value:	\$13,649	Living Area:			
Land Use:	Vacant Land (NEC)	Pool:			
Owner Name:	Cooley Scott M / Scott M Cooley 1997 Trust		Bedrooms:	0	
Mailing Address:	15900 Kennedy Rd, Los Gatos, CA 95032-6531		Baths (F / H):	0 / 0	
County:	San Bernardino		Total Rooms:		
APN:	0463-111-08-0000	Zoning:		Stories:	
Subdivision:		Acres:	10.00	Roof Material:	
Census Tct / Blk:		Cooling:		Prior Sale Price:	\$100,000
1st Mtg / Type:		Fireplace:		Prior Sale Date:	02/12/2021
Res / Comm Units:		Parking Type:		Prior Rec Date:	02/26/2021
		Flood Zone Code:	D	Prior Sale Doc #:	2021.92519

Comp #17 - 2.13 Miles From Subject

Sale Price / Type:	\$30,000 /				
Sale / Rec Date:	12/11/2020 / 01/04/2021				
Year Built / Eff:		Lot Area:	95,396 Sq. Ft.		
Assessed Value:	\$20,372	Living Area:			
Land Use:	Vacant Land (NEC)	Pool:			
Owner Name:	Maurer Paul F / Maurer Secora		Bedrooms:	0	
Mailing Address:	Po Box 3211, Huntington Beach, CA 92605-3211		Baths (F / H):	0 / 0	
County:	San Bernardino		Total Rooms:		
APN:	0463-292-05-0000	Zoning:		Stories:	
Subdivision:		Acres:	2.19	Roof Material:	
Census Tct / Blk:		Cooling:		Prior Sale Price:	\$45,000
1st Mtg / Type:		Fireplace:		Prior Sale Date:	06/26/2008
Res / Comm Units:		Parking Type:		Prior Rec Date:	09/19/2008
		Flood Zone Code:	D	Prior Sale Doc #:	2008.424888

Comp #18 - 2.17 Miles From Subject**Dale Evans Pkwy, Apple Valley, CA 92307**

Sale Price / Type:	\$375,000 /				
Sale / Rec Date:	03/17/2021 / 06/17/2021				
Year Built / Eff:		Lot Area:	96,703 Sq. Ft.		
Assessed Value:	\$10,193	Living Area:			
Land Use:	Vacant Land (NEC)	Pool:			
Owner Name:	Thurner Galen		Bedrooms:	0	
Mailing Address:	38759 Valle Vis, Murrieta, CA 92562-9321		Baths (F / H):	0 / 0	
County:	San Bernardino		Total Rooms:		
APN:	0472-243-04-0000	Zoning:		Stories:	
Subdivision:		Acres:	2.22	Roof Material:	
Census Tct / Blk:	009714 / 1024	Cooling:		Prior Sale Price:	\$54,000
1st Mtg / Type:		Fireplace:		Prior Sale Date:	
Res / Comm Units:		Parking Type:		Prior Rec Date:	03/21/1996
		Flood Zone Code:	D	Prior Sale Doc #:	1996.99375

Comp #19 - 2.21 Miles From Subject

Sale Price / Type:	\$100,000 /		
Sale / Rec Date:	02/12/2021 / 02/26/2021		
Year Built / Eff:		Lot Area:	422,532 Sq. Ft.
Assessed Value:	\$40,945	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	M4gc Inc		
Mailing Address:	72380 Tanglewood Ln, Rancho Mirage, CA 92270-4050		
County:	San Bernardino	Zoning:	
APN:	0463-371-04-0000	Acres:	9.70
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Bedrooms:	0
		Baths (F / H):	0 / 0
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	
		Prior Sale Date:	
		Prior Rec Date:	03/27/2002
		Prior Sale Doc #:	2002.150413

Comp #20 - 2.23 Miles From Subject

Sale Price / Type:	\$525,000 /		
Sale / Rec Date:	07/13/2021 / 07/16/2021		
Year Built / Eff:		Lot Area:	1,089,000 Sq. Ft.
Assessed Value:	\$102,582	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Deaguier Tony R / Deaguier Jodie K		
Mailing Address:	5486 Industrial Pkwy, San Bernardino, CA 92407-1855		
County:	San Bernardino	Zoning:	
APN:	0463-371-05-0000	Acres:	25.00
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Bedrooms:	0
		Baths (F / H):	0 / 0
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	
		Prior Sale Date:	
		Prior Rec Date:	
		Prior Sale Doc #:	

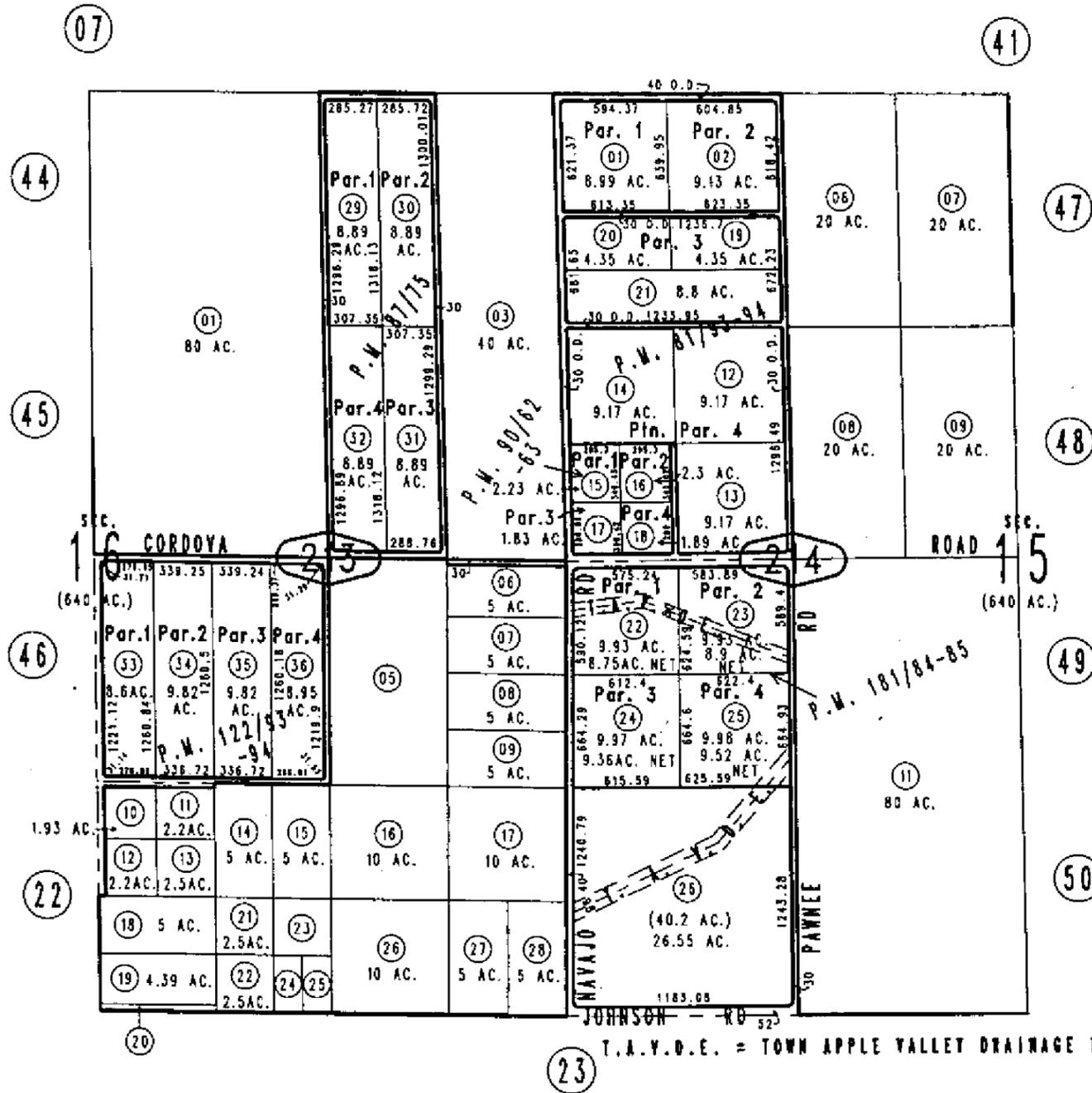
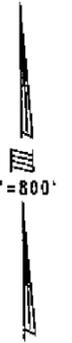
Disclaimer: This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance, commitment or preliminary report, or any form of title insurance or guaranty. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without the issuing party's prior written consent. The issuing party does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that the issuing party's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that the issuing party would not have issued this report but for the limitation of liability described above. The issuing party makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.

School information is copyrighted and provided by GreatSchools.org.

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Sec.15&16, T.6N.,R.3W., S.B.B.&M.

City of Apple Valley 0463-21
Tax Rate Area
21027



Parcel Map No. 14418, P.M. 181/84-85
 Parcel Map No. 10410, P.M. 122/93-94
 Parcel Map No. 8585, P.M. 90/62-63
 Parcel Map No. 8448, P.M. 87/75
 Pln. Parcel Map No. 7960, P.M. 81/93-94

June 2004

Assessor's Map
 Book 0463 Page 21
 San Bernardino County

REVISED

+ FIRST AMERICAN TITLE, 1SB,
AD08

SAN BERNARDINO, CA

08/05/2021 09:08PM IXQT

PAGE 1 OF 1

SAN BERNARDINO 2020-21 TAX
ROLL

ORDER SEARCH RESULTS

ORDER: 0000000

TOF: 0

COMMENT:

**PAYMENTS AS OF 07/16/2021
SEARCH PARAMETERS**

ENTERED APN: 0463-214-08-0-000

✓ APN: 0463-214-08-0-000 BILL: 20200411769 DATE: 09/22/2020

TRA: 021027 - TOWN OF APPLE VALLEY ACQ DATE: 04/25/2013 DOC#: 2013-171333

LEGAL: W 1/2 SE 1/4 NW 1/4 SEC 15 TP 6N R 3W 20 AC

SITUS: CORDOVA RD APPLE VALLEY CA 92307

MAIL: 7850 S DEAN MARTIN DR #502 LAS VEGAS NV 89139

FOR 2020-21 TAX YEAR

ASSESSED OWNER(S) 2020-21 ASSESSED VALUES

ROSS CARL E LIVING TRUST 5/23/91 LAND 292,755
SAFARI ROSS FAMILY TRUST 6/10/04

TAXABLE 292,755

2020-21 TAXES 1ST INST 2ND INST TOTAL TAX

2020-21 TAXES	1ST INST	2ND INST	TOTAL TAX
STATUS	PAID	PAID	
PAYMENT DATE	12/08/2020	04/12/2021	
DELINQUENT DATE	12/10/2020	04/12/2021	
INSTALLMENT	1,840.43	1,840.41	3,680.84
PENALTY	184.05	194.05	378.10
BALANCE DUE	0.00	0.00	0.00

WARNINGS AND/OR COMMENTS

** NO BONDS OR PRIOR YEAR DELQ TAXES **

ASSESSMENT DETAIL

FUND	TYPE	AMOUNT	DESCRIPTION OF ASSESSMENT(S)
WF01-SP03	FIRE SUPR	121.26	APPLE VALLEY FIRE SUPP
		121.26	TOTAL OF SPECIAL ASSESSMENTS

ADDITIONAL PROPERTY INFORMATION

TAX CODE: 1 COUNTY USE CODE: 0000 VESTING: TC
TAX RATE: 1.048400%
STANDARD LAND USE: VACANT LAND (NEC)

CONDITIONS, DISCLAIMERS AND EXCLUSIONS:

This Tax Certificate/Tax Order Report does not constitute a report on or certification of: (1) mineral (productive and/or non-productive) taxes or leases; (2) personal property taxes; or (3) other non ad valorem taxes (such as paving liens, stand-by charges or maintenance assessments).

Data Trace Information Services LLC ("Data Trace") may have warranted the accuracy of this Tax Certificate/Tax Order Report to its customer (the "Data Trace Customer") pursuant to the terms and conditions of a written tax service agreement between Data Trace and said Data Trace Customer (the "Tax Service Agreement"). Any such warranty (hereinafter, "Data Trace Customer Warranty") does not: (a) extend to a third party bearer of this Tax Certificate/Tax Order Report; (b) cover any changes made to the records of the taxing authority after the "payments as of," "paid," or "payment" dates delineated above; and (c) cover any invalid tax information shown on the records of the taxing authority or resulting from an error by the Data Trace Customer (including, without limitation, submission of incorrect property information by said Data Trace Customer). DATA TRACE MAKES NO WARRANTIES (EXPRESS OR IMPLIED) WITH RESPECT TO THIS TAX CERTIFICATE/TAX ORDER REPORT OTHER THAN (WHERE APPLICABLE) THE DATA TRACE CUSTOMER WARRANTY. Any and all claims under a Data Trace Customer Warranty must be submitted to Data Trace by the corresponding Data Trace Customer and are subject to the terms and conditions set forth in the pertinent Tax Service Agreement (including, without limitation, the filing deadlines applicable to such claims). In some jurisdictions Data Trace's validation of a Tax Certificate/Tax Order Report is required to activate a Data Trace Customer Warranty.

END OF SEARCH



LARRY WALKER
Auditor/Controller - Recorder
815 First American Title

RECORDING REQUESTED BY:
First American Title Company

Doc #: 2007-0399575

Titles: 1 Pages: 2

AND WHEN RECORDED MAIL TO:

FR/Cal 3 Apple Valley, LLC
311 South Wacker Dirve, #4000
Chicago, IL 60606



Fees 21.00
Taxes 3737.80
Other .00
PAID 3758.80

NCS-265259-DH

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: NCS-256602

Escrow No.: 003957-GO

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$3,737.80

computed on full value of property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale.

Unincorporated area City of **AND**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Eugene Bello and Olga Bello, Trustees of the Eugene Bello and Olga Bello Trust dated May 31, 1984

hereby GRANT(s) to: **FR/Cal 3 Apple Valley, LLC, a Delaware limited liability company**

the real property in the County of San Bernardino, State of California, described as:

Parcels 1, 2 and 3 further described in "Exhibit A", attached hereto and made a part hereof.

Also Known as: Vacant Land, 3 Parcels, Apple Valley, CA
AP#: 0463-214-06, -07 and -08

DATED: June 28, 2007

STATE OF CALIFORNIA

COUNTY OF San Bernardino

On June 29, 2007

Before me, G. Olcese
A Notary Public in and for said State, personally appeared

Eugene Bello, and
Olga Bello

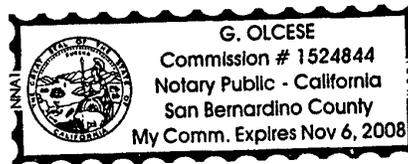
Eugene Bello and Olga Bello Trust dated May 31, 1984

BY: Eugene Bello, trustee
Eugene Bello, Trustee

BY: Olga Bello, Trustee
Olga Bello, Trustee

personally known to me (or 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.

WITNESS my hand and official seal.



Signature GOM

(This area for official notarial seal)

"EXHIBIT A" LEGAL DESCRIPTION

PARCEL NO. 1:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL NO. 2:

THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL NO. 3:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

APN: 0463-214-06-0-000 (Affects: Parcel No.1), 0463-214-07-0-000 (Affects: Parcel No. 2),
0463-214-08-0-000 (Affects: Parcel No. 3)

FIRST AMERICAN TITLE INSURANCE COMPANY



DENNIS DRAEGER
ASSESSOR - RECORDER - CLERK
691 First American

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Mr. Carl Ross
7850 S. Dean Martin Drive, Suite 502
Las Vegas, Nevada 89139

Doc #: 2013-0171333



Titles: 1	Pages: 7
Fees	63.00
Taxes	** Conf **
Other	.00
PAID	63.00

MAIL TAX STATEMENT TO:

Mr. Carl Ross
7850 S. Dean Martin Drive, Suite 502
Las Vegas, Nevada 89139

(Space Above Line for Recorder's Use Only)

APNs: 0463-201-34, 0463-201-42, 0463-201-56, 0463-213-03, 0463-213-05, 0463-213-07, 0463-213-08, 0463-213-09, 0463-213-29, 0463-213-33, 0463-213-34, 0463-213-35, 0463-213-36, 0463-214-06, 0463-214-07, 0463-214-08, 0463-214-09 and 0463-214-26

Not of public record

GRANT DEED

In accordance with Section 11932 of the California Revenue and Taxation Code, Grantor has declared the amount of the transfer tax which is due by a separate statement that is not being recorded with this Grant Deed.

FOR VALUE RECEIVED, FR/CAL 3 APPLE VALLEY, LLC, a Delaware limited liability company ("Grantor"), grants to Carl E. Ross, as Trustee of the Carl E. Ross Living Trust dated May 23, 1991, as to an undivided 52% interest, Carl E. Ross, as Trustee of the Safari Ross Family Trust dated June 10, 2004, as to an undivided 24% interest, and Carl E. Ross, as Trustee of the Remington Ross Family Trust dated June 10, 2004, as to an undivided 24% interest, as tenants in common (collectively, "Grantee"), all that certain real property situated in the City of Apple Valley, County of San Bernardino, State of California, described on Exhibit A attached hereto and by this reference incorporated herein (the "Property").

SUBJECT TO the following:

- (a) All liens, encumbrances, easements, covenants, conditions, restrictions and other matters of record;
- (b) All matters which a correct survey of the Property would disclose;
- (c) All matters which could be ascertained by a physical inspection of the Property;
- (d) Interests of parties in possession;

MAIL TAX STATEMENT TO
RETURN ADDRESS ABOVE

(e) Any and all liens not yet delinquent for real property and personal property taxes and for general and special assessments against the Property; and

(f) Building and zoning ordinances and regulations and any other laws, ordinances, or governmental regulations restricting, regulating or relating to the use, occupancy or enjoyment of the Property.

***[Remainder of page intentionally left blank,
signatures commence on following page]***

EXHIBIT A
LEGAL DESCRIPTION
[SEE ATTACHED]

Exhibit "A"

LEGAL DESCRIPTION

Real property in the Town of Apple Valley, County of San Bernardino, State of California, described as follows:

PARCEL A:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

EXCEPTING THEREFROM THE INTEREST IN THE SOUTH 40 FEET OF SAID LAND WHICH WAS GRANTED FOR HIGHWAY PURPOSES TO THE COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA BY DEED RECORDED AUGUST 19, 1957, IN BOOK 4305, PAGE 457, OFFICIAL RECORDS.

PARCEL B:

THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER, AND THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

EXCEPTING THEREFROM ONE-HALF OF ONE-SIXTH OF ALL OIL, GAS AND OTHER MINERAL DEPOSITS IN THE LAND SO PATENTED, TOGETHER WITH THE RIGHT TO PROTECT FOR, MINE AND REMOVE THE SAME, AS RESERVED IN THE DEED RECORDED SEPTEMBER 15, 1924, IN BOOK 872, PAGE 1 OF DEEDS.

PARCEL C:

THE LAND AS SHOWN ON THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. DN107-09 EVIDENCED BY DOCUMENT RECORDED JUNE 5, 2009 AS INSTRUMENT NO. 2009-0245866 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED IN THE DOCUMENT AS FOLLOWS:

ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO GOVERNMENT SURVEY, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 14, LYING SOUTH 01° 02' 06" EAST, 297.01 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 14;

THENCE NORTH 89° 21' 16" EAST, A DISTANCE OF 2449.92 FEET;

THENCE SOUTH 00° 47' 12" EAST, A DISTANCE OF 61.00 FEET;

THENCE NORTH 89° 21' 16" EAST, A DISTANCE OF 192.00 FEET TO THE POINT OF TERMINATION ON THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 14, SAID POINT LIES SOUTH 00° 47' 12" EAST, 358.00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 14.

PARCEL D:

THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

PARCEL E:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF APPLE VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL F:

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL G:

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

PARCEL H:

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN.

EXCEPTING THEREFROM A NON-EXCLUSIVE EASEMENT OF 30 FEET ALONG THE SOUTHERLY AND EASTERLY BOUNDARIES FOR INGRESS AND EGRESS AND ALSO EXCEPTING THEREFROM A NON-EXCLUSIVE EASEMENT OF 15 FEET ALONG THE WESTERLY BOUNDARY FOR INGRESS AND EGRESS.

PARCEL I:

PARCEL 1 OF PARCEL MAP 8448, AS RECORDED IN PARCEL MAP BOOK 87, PAGE 75, RECORDS OF SAN BERNARDINO COUNTY.

PARCEL J:

PARCELS 1, 2, 3, AND 4 OF PARCEL MAP 10410 AS RECORDED IN PARCEL MAP BOOK NO. 122, PAGES 93 AND 94, RECORDS OF SAID COUNTY.

PARCEL K:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL L:

THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL M:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL N:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL O:

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE EXTERIOR BOUNDARIES OF PARCEL MAP 14418, AS SHOWN BY MAP ON FILE IN BOOK 181 PAGES 84 AND 85 OF PARCEL MAPS, IN THE OFFICE OF SAID COUNTY RECORDER.

SAID LEGAL DESCRIPTION IS PURSUANT TO THAT CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 4, 1996 AS INSTRUMENT NO. 96-445548, OFFICIAL RECORDS.

APN: 0463-201-34-0-000 (Affects : Parcel A); 0463-201-42-0-000 (Affects : Parcel B); 0463-201-56-0-000 (Affects : Parcel C); 0463-213-03-0-000 (Affects : Parcel D); 0463-213-05-0-000 (Affects : Parcel E); 0463-213-07-0-000 (Affects : Parcel F); 0463-213-08-0-000 (Affects : Parcel G); 0463-213-09-0-000 (Affects : Parcel H); 0463-213-29-0-000 (Affects Parcel I); 0463-213-33-0-000 (Affects : A portion of Parcel J); 0463-213-34-0-000 (Affects : A portion of Parcel J); 0463-213-35-0-000 (Affects : A portion of Parcel J); 0463-213-36-0-000 (affects : A portion of Parcel J); 0463-214-06-0-000 (Affects : Parcel K); 0463-214-07-0-000 (Affects : Parcel L); 0463-214-08-0-000 (Affects : Parcel M); 0463-214-09-0-000 (Affects : Parcel N) and 0463-214-26-0-000 (Affects : Parcel O)



First American Title™

San Bernardino County

1855 W. Redlands Boulevard, Suite 100 · Redlands, CA 92373
PHONE 909.381.6411

ADDRESS

CORDOVA RD

APPLE VALLEY, CA 92307

APN

0463-214-09-0000

Property Detail Report

Cordova Rd, Apple Valley, CA 92307

APN: 0463-214-09-0000

San Bernardino County Data as of: 07/22/2021

Owner Information

Owner Name: Ross Carl E Living Trust / 91 / Safari Ross Family Trust / 04
Vesting: Living Trust
Mailing Address: 7850 Dean Martin Dr #502, Las Vegas, NV 89139-6606
Occupancy: Absentee Owner

Location Information

Legal Description: E 1/2 Se 1/4 Nw 1/4 Sec 15 Tp 6N R 3W 20 Ac
County: San Bernardino, CA
APN: 0463-214-09-0000
Alternate APN: 0463-214-09-0000
Census Tract / Block: 009714 / 1024
Munic / Twnshp: Hesperia
Twnshp-Rng-Sec: 06N-03W-15
Legal Lot / Block:
Subdivision: Tract #:
Legal Book / Page: 0463 / 214
Neighborhood: Apple Valley Unified School District
Elementary School: Sycamore Rocks Ele...
Middle School: Phoenix Academy
High School: Granite Hills High...
Latitude: 34.6101
Longitude: -117.18157

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 04/25/2013 / 04/25/2013
Price: \$7,100,000
Transfer Doc #: 2013.171333
Buyer Name: Ross Carl E Living Trust
Seller Name: FR / Cal 3 Apple Valley LLC
Deed Type: Grant Deed

Last Market Sale

Sale / Rec Date: 04/25/2013 / 04/25/2013
Sale Price / Type: \$7,100,000 / Full Value
Deed Type: Grant Deed
Multi / Split Sale: Y
Price / Sq. Ft.:
New Construction:
1st Mtg Amt / Type: 1st Mtg Rate / Type:
1st Mtg Doc #: N/A
2nd Mtg Amt / Type: 2nd Mtg Rate / Type:
Sale Doc #: 2013.171333
Seller Name: FR / Cal 3 Apple Valley LLC
Lender:
Title Company: First American Tit...

Prior Sale Information

Sale / Rec Date: 06/29/2007 / 07/06/2007
Sale Price / Type: \$1,133,000 / Full Value
Prior Deed Type: Deed
1st Mtg Amt / Type: 1st Mtg Rate / Type:
Prior Sale Doc #: 2007.399574
Prior Lender:

Property Characteristics

Gross Living Area:
Living Area:
Total Adj. Area:
Above Grade:
Basement Area:
Style:
Foundation:
Quality:
Condition:
Total Rooms: 0
Bedrooms:
Baths (F / H):
Pool:
Fireplace:
Cooling:
Heating:
Exterior Wall:
Construction Type:
Year Built / Eff:
Stories:
Parking Type:
Garage #:
Garage Area:
Porch Type:
Patio Type:
Roof Type:
Roof Material:

Site Information

Land Use: Vacant Land (NEC)
State Use:
County Use: 0000 - Vacant Land
Site Influence: Type Unknown
Flood Zone Code: D
Community Name: Town Of Apple Valley
Lot Area: 871,200 Sq. Ft.
Lot Width / Depth:
Usable Lot:
Acres: 20.0
Flood Map #: 06071C5835H
Flood Panel #: 5835H
Zoning:
of Buildings: 2
Res / Comm Units:
Water / Sewer Type: / No
Flood Map Date: 08/28/2008
Inside SFHA: False

Tax Information

Assessed Year: 2021
Tax Year: 2020
Tax Area: 021-027
Property Tax: \$3,680.84
Exemption:
Assessed Value: \$295,788
Land Value: \$295,788
Improvement Value:
Improved %:
Delinquent Year:
Market Total Value:
Market Land Value:
Market Imprv Value:
Market Imprv %:

Sales Comparables

Cordova Rd, Apple Valley, CA 92307

APN: 0463-214-09-0000

San Bernardino County Data as of: 07/22/2021

Subject Property

Cordova Rd, Apple Valley, CA 92307

Sale Price / Type:	\$7,100,000 / Full Value	Lot Area:	871,200 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	04/25/2013 / 04/25/2013	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$295,788	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	20.00	Roof Material:	
Owner Name:	Ross Carl E Living Trust / 91 / Safari Ross Family Trust / 04	Cooling:		Prior Sale Price:	\$1,133,000
Mailing Address:	7850 Dean Martin Dr #502, Las Vegas, NV 89139-6606	Fireplace:		Prior Sale Date:	06/29/2007
County:	San Bernardino	Parking Type:		Prior Rec Date:	07/06/2007
APN:	0463-214-09-0000	Flood Zone Code:	D	Prior Sale Doc #:	2007.399574
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Search Criteria

# Months Back:	12	Distance From Subject:	5 mi
Living Area	35.0 +/-	Land Use:	Same As Subject
Difference:			

20 Comparable Properties Found

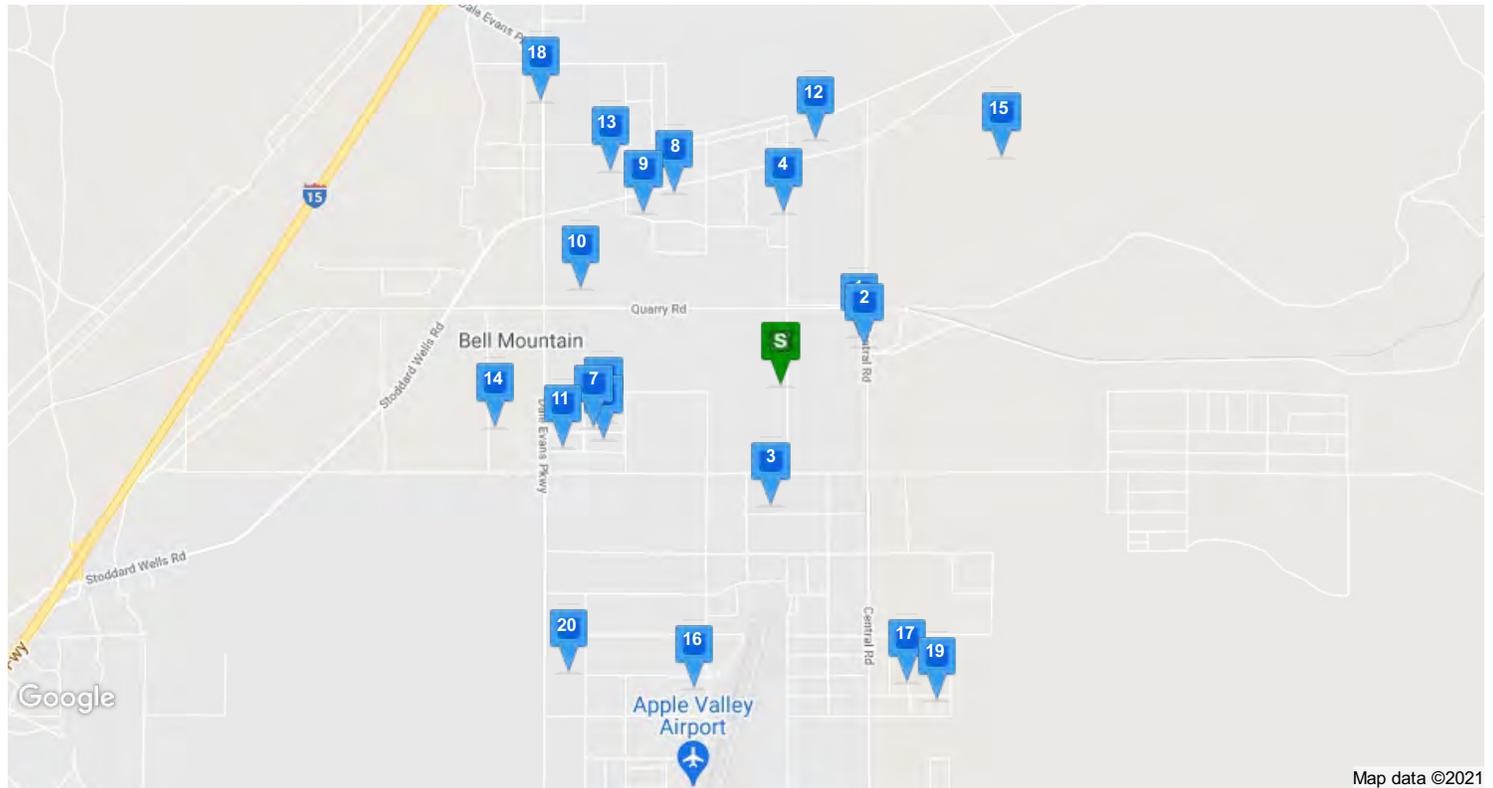
COMPARABLE PROPERTY SUMMARY				
	Subject	Low	Average	High
Price	\$7,100,000	\$18,000	\$173,800	\$1,350,000
Living Area		0	0	0
Price / Sq. Ft.				
Bedrooms		0	0	0
Baths		0	0	0
Lot Area	871,200 Sq. Ft.	77,046 Sq. Ft.	263,810 Sq. Ft.	871,200 Sq. Ft.
Stories				
Year Built				
Distance		0.54 mi	1.48 mi	2.28 mi

Sales Comparables

Cordova Rd, Apple Valley, CA 92307

APN: 0463-214-09-0000

San Bernardino County Data as of: 07/22/2021



Map data ©2021

Subject Property Comparables

COMPARABLES

#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.54			04/19/2021	\$52,000						202,554	
2	0.55			06/29/2021	\$18,000						92,782	
3	0.82		Needham Ave, Apple Valley, CA 92307	07/22/2021	\$1,350,000						871,200	
4	0.99		Kimshew Rd, Apple Valley, CA 92307	02/18/2021	\$45,000						382,021	
5	1.14		Doberman St, Apple Valley, CA 92307	07/22/2020	\$72,000						189,486	
6	1.18			06/03/2021	\$95,000						99,317	
7	1.21		Doberman St, Apple Valley, CA 92307	07/23/2020	\$38,000						89,135	
8	1.29		Stoddard Wells Rd, Apple Valley, CA 92307	07/17/2020	\$20,000						77,046	
9	1.31			05/24/2021	\$20,000						100,188	
10	1.35			04/01/2021	\$411,500						628,571	
11	1.43		Shepherd St, Apple Valley, CA 92307	10/07/2020	\$195,000						94,089	

12	1.46	Colusa Rd, Apple Valley, CA 92307	04/27/2021	\$85,000	108,900
13	1.64		03/08/2021	\$19,000	114,563
14	1.81		07/12/2021	\$25,000	154,202
15	1.92		04/01/2021	\$411,500	435,600
16	2.03	Altadena St, Apple Valley, CA 92307	05/04/2021	\$39,000	217,800
17	2.08		12/11/2020	\$30,000	95,396
18	2.25	Dale Evans Pkwy, Apple Valley, CA 92307	03/17/2021	\$375,000	96,703
19	2.25		04/12/2021	\$75,000	804,117
20	2.28		02/12/2021	\$100,000	422,532

L: Listed R: REO RS: REO Sale SS: Short Sale D: Default A: Auction

Comp #1 - 0.54 Miles From Subject

Sale Price / Type:	\$52,000 /		
Sale / Rec Date:	04/19/2021 / 04/20/2021		
Year Built / Eff:		Lot Area:	202,554 Sq. Ft.
Assessed Value:	\$12,672	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Snipe Equipment LLC		
Mailing Address:			
County:	San Bernardino	Zoning:	
APN:	0463-471-14-0000	Acres:	4.65
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Bedrooms:	0
		Baths (F / H):	0 / 0
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	
		Prior Sale Date:	
		Prior Rec Date:	
		Prior Sale Doc #:	

Comp #2 - 0.55 Miles From Subject

Sale Price / Type:	\$18,000 /		
Sale / Rec Date:	06/29/2021 / 07/22/2021		
Year Built / Eff:		Lot Area:	92,782 Sq. Ft.
Assessed Value:	\$27,606	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Bailey Real Estate Investments LLC		
Mailing Address:	3141 Stevens Creek Blvd, San Jose, CA 95117-1141		
County:	San Bernardino	Zoning:	
APN:	0463-471-16-0000	Acres:	2.13
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Bedrooms:	0
		Baths (F / H):	0 / 0
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	
		Prior Sale Date:	
		Prior Rec Date:	02/13/1989
		Prior Sale Doc #:	1989.51717

Comp #3 - 0.82 Miles From Subject**Needham Ave, Apple Valley, CA 92307**

Sale Price / Type:	\$1,350,000 /		
Sale / Rec Date:	07/22/2021 / 07/22/2021		
Year Built / Eff:		Lot Area:	871,200 Sq. Ft.
Assessed Value:	\$31,702	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Boyd Katte		
Mailing Address:	33 Gristmill Dr, Stafford, VA 22554-8505		
County:	San Bernardino	Zoning:	
APN:	0463-232-04-0000	Acres:	20.00
Subdivision:		Cooling:	
Census Tct / Blk:	009714 / 1024	Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Bedrooms:	0
		Baths (F / H):	0 / 0
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	
		Prior Sale Date:	
		Prior Rec Date:	
		Prior Sale Doc #:	

Comp #4 - 0.99 Miles From Subject**Kimshew Rd, Apple Valley, CA 92307**

Sale Price / Type:	\$45,000 /	Lot Area:	382,021 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	02/18/2021 / 04/16/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$20,611	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	8.77	Roof Material:	
Owner Name:	Moreno Jesus / Sanchez Teresa	Cooling:		Prior Sale Price:	\$20,000
Mailing Address:	4080 W 1st St #227, Santa Ana, CA 92703-4081	Fireplace:		Prior Sale Date:	04/16/2019
County:	San Bernardino	Parking Type:		Prior Rec Date:	05/29/2019
APN:	0463-092-47-0000	Flood Zone Code:	D	Prior Sale Doc #:	2019.172064
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #5 - 1.14 Miles From Subject**Doberman St, Apple Valley, CA 92307**

Sale Price / Type:	\$72,000 /	Lot Area:	189,486 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	07/22/2020 / 08/10/2020	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$72,000	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	4.35	Roof Material:	
Owner Name:	Balleras Julio M / Balleras Minsuela S	Cooling:		Prior Sale Price:	\$60,000
Mailing Address:	128 E 220th St, Carson, CA 90745-3005	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	06/07/1990
APN:	0463-461-13-0000	Flood Zone Code:	D	Prior Sale Doc #:	1990.224193
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #6 - 1.18 Miles From Subject

Sale Price / Type:	\$95,000 /	Lot Area:	99,317 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	06/03/2021 / 06/15/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$46,800	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.28	Roof Material:	
Owner Name:	Edu Rosita S / Edu JR Alberto	Cooling:		Prior Sale Price:	\$140,000
Mailing Address:	219 W 233rd St, Carson, CA 90745-5208	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	09/23/2004
APN:	0463-221-06-0000	Flood Zone Code:	D	Prior Sale Doc #:	2004.694517
Subdivision:					
Census Tct / Blk:					
1st Mtg / Type:					
Res / Comm Units:					

Comp #7 - 1.21 Miles From Subject**Doberman St, Apple Valley, CA 92307**

Sale Price / Type:	\$38,000 /	Lot Area:	89,135 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	07/23/2020 / 08/11/2020	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$38,000	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.05	Roof Material:	
Owner Name:	Baliteras Julio M / Balleras Minsuela S	Cooling:		Prior Sale Price:	\$25,000
Mailing Address:	128 E 220th St, Carson, CA 90745-3005	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	09/11/1990
APN:	0463-461-12-0000	Flood Zone Code:	D	Prior Sale Doc #:	1990.361234
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #8 - 1.29 Miles From Subject**Stoddard Wells Rd, Apple Valley, CA 92307**

Sale Price / Type:	\$20,000 /	Lot Area:	77,046 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	07/17/2020 / 08/14/2020	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$20,000	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	1.77	Roof Material:	
Owner Name:	Cristobal Fe A	Cooling:		Prior Sale Price:	\$26,000
Mailing Address:	11144 Louise Ave, Granada Hills, CA 91344-4103	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	12/30/1998
APN:	0463-061-29-0000	Flood Zone Code:	D	Prior Sale Doc #:	1998.557658
Subdivision:					
Census Tct / Blk:	009714 / 1024				
1st Mtg / Type:					
Res / Comm Units:					

Comp #9 - 1.31 Miles From Subject

Sale Price / Type:	\$20,000 /	Lot Area:	100,188 Sq. Ft.	Bedrooms:	0
Sale / Rec Date:	05/24/2021 / 07/07/2021	Living Area:		Baths (F / H):	0 / 0
Year Built / Eff:		Pool:		Total Rooms:	
Assessed Value:	\$24,024	Zoning:		Stories:	
Land Use:	Vacant Land (NEC)	Acres:	2.30	Roof Material:	
Owner Name:	Matins Fernando Torres / Bravo Marilu Maya	Cooling:		Prior Sale Price:	\$15,000
Mailing Address:	10767 Hemlock Ave, Hesperia, CA 92345-2414	Fireplace:		Prior Sale Date:	
County:	San Bernardino	Parking Type:		Prior Rec Date:	06/08/1993
APN:	0463-421-10-0000	Flood Zone Code:	D	Prior Sale Doc #:	1993.242936
Subdivision:					
Census Tct / Blk:					
1st Mtg / Type:					
Res / Comm Units:					

Comp #10 - 1.35 Miles From Subject

Sale Price / Type:	\$411,500 /		
Sale / Rec Date:	04/01/2021 / 04/02/2021		
Year Built / Eff:		Lot Area:	628,571 Sq. Ft.
Assessed Value:	\$39,580	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Cooley Scott M / Scott M Cooley 1997 Trust		Bedrooms:
Mailing Address:	15900 Kennedy Rd, Los Gatos, CA 95032-6531		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-071-13-0000	Zoning:	Stories:
Subdivision:		Acres:	14.43
Census Tct / Blk:		Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price: \$100,000
Res / Comm Units:		Parking Type:	Prior Sale Date: 02/12/2021
		Flood Zone Code: D	Prior Rec Date: 02/26/2021
			Prior Sale Doc #: 2021.92519

Comp #11 - 1.43 Miles From Subject**Shepherd St, Apple Valley, CA 92307**

Sale Price / Type:	\$195,000 /		
Sale / Rec Date:	10/07/2020 / 10/15/2020		
Year Built / Eff:		Lot Area:	94,089 Sq. Ft.
Assessed Value:	\$41,000	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Balleras Jennifer S / Varghese Lizy K		Bedrooms:
Mailing Address:	128 E 220th St, Carson, CA 90745-3005		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-221-15-0000	Zoning:	Stories:
Subdivision:		Acres:	2.16
Census Tct / Blk:	009714 / 1024	Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price: \$22,500
Res / Comm Units:		Parking Type:	Prior Sale Date:
		Flood Zone Code: D	Prior Rec Date: 04/24/1991
			Prior Sale Doc #: 1991.137431

Comp #12 - 1.46 Miles From Subject**Colusa Rd, Apple Valley, CA 92307**

Sale Price / Type:	\$85,000 /		
Sale / Rec Date:	04/27/2021 / 06/17/2021		
Year Built / Eff:		Lot Area:	108,900 Sq. Ft.
Assessed Value:	\$4,800	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Arana Allan Roga / Arana Charmaine A		Bedrooms:
Mailing Address:	3823 S Maryland Pkwy #N5, Las Vegas, NV 89119-7543		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-081-13-0000	Zoning:	Stories:
Subdivision:		Acres:	2.50
Census Tct / Blk:	009714 / 1024	Cooling:	Roof Material:
1st Mtg / Type:	\$42,500 /	Fireplace:	Prior Sale Price: \$22,000
Res / Comm Units:		Parking Type:	Prior Sale Date: 03/09/2011
		Flood Zone Code: D	Prior Rec Date: 03/30/2011
			Prior Sale Doc #: 2011.127708

Comp #13 - 1.64 Miles From Subject

Sale Price / Type:	\$19,000 /		
Sale / Rec Date:	03/08/2021 / 04/02/2021		
Year Built / Eff:		Lot Area:	114,563 Sq. Ft.
Assessed Value:	\$4,407	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Flores Carlos Hernandez / Flores Fransisco Hernandez		Bedrooms:
Mailing Address:	3834 E 6th St, Los Angeles, CA 90023-1808		Baths (F / H):
County:	San Bernardino	Zoning:	Total Rooms:
APN:	0463-041-22-0000	Acres:	2.63
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$9,500
		Prior Sale Date:	
		Prior Rec Date:	10/04/1990
		Prior Sale Doc #:	1990.396650

Comp #14 - 1.81 Miles From Subject

Sale Price / Type:	\$25,000 /		
Sale / Rec Date:	07/12/2021 / 07/22/2021		
Year Built / Eff:		Lot Area:	154,202 Sq. Ft.
Assessed Value:	\$20,064	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Moridi Kambiz / The Family Trust Of Kambz Moridi		Bedrooms:
Mailing Address:	17458 Blgewater Ct #40354, Riverside, CA 92503		Baths (F / H):
County:	San Bernardino	Zoning:	Total Rooms:
APN:	0472-292-27-0000	Acres:	3.54
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$81,000
		Prior Sale Date:	
		Prior Rec Date:	12/04/1997
		Prior Sale Doc #:	1997.444958

Comp #15 - 1.92 Miles From Subject

Sale Price / Type:	\$411,500 /		
Sale / Rec Date:	04/01/2021 / 04/02/2021		
Year Built / Eff:		Lot Area:	435,600 Sq. Ft.
Assessed Value:	\$13,649	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Cooley Scott M / Scott M Cooley 1997 Trust		Bedrooms:
Mailing Address:	15900 Kennedy Rd, Los Gatos, CA 95032-6531		Baths (F / H):
County:	San Bernardino	Zoning:	Total Rooms:
APN:	0463-111-08-0000	Acres:	10.00
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Stories:	
		Roof Material:	
		Prior Sale Price:	\$100,000
		Prior Sale Date:	02/12/2021
		Prior Rec Date:	02/26/2021
		Prior Sale Doc #:	2021.92519

Comp #16 - 2.03 Miles From Subject**Altadena St, Apple Valley, CA 92307**

Sale Price / Type:	\$39,000 /		
Sale / Rec Date:	05/04/2021 / 05/06/2021		
Year Built / Eff:		Lot Area:	217,800 Sq. Ft.
Assessed Value:	\$81,167	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Harrison Michael / Harrison Lisette		Bedrooms:
Mailing Address:	3535 Inland Empire Blvd, Ontario, CA 91764-4908		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-371-16-0000	Zoning:	Stories:
Subdivision:		Acres:	5.00
Census Tct / Blk:	009714 / 1024	Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$15,000
		Flood Zone Code:	D
			Prior Rec Date:
			09/04/1986
			Prior Sale Doc #:
			1986.254178

Comp #17 - 2.08 Miles From Subject

Sale Price / Type:	\$30,000 /		
Sale / Rec Date:	12/11/2020 / 01/04/2021		
Year Built / Eff:		Lot Area:	95,396 Sq. Ft.
Assessed Value:	\$20,372	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Maurer Paul F / Maurer Secora		Bedrooms:
Mailing Address:	Po Box 3211, Huntington Beach, CA 92605-3211		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0463-292-05-0000	Zoning:	Stories:
Subdivision:		Acres:	2.19
Census Tct / Blk:		Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$45,000
		Flood Zone Code:	D
			Prior Sale Date:
			06/26/2008
			Prior Rec Date:
			09/19/2008
			Prior Sale Doc #:
			2008.424888

Comp #18 - 2.25 Miles From Subject**Dale Evans Pkwy, Apple Valley, CA 92307**

Sale Price / Type:	\$375,000 /		
Sale / Rec Date:	03/17/2021 / 06/17/2021		
Year Built / Eff:		Lot Area:	96,703 Sq. Ft.
Assessed Value:	\$10,193	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	Thurner Galen		Bedrooms:
Mailing Address:	38759 Valle Vis, Murrieta, CA 92562-9321		Baths (F / H):
County:	San Bernardino		Total Rooms:
APN:	0472-243-04-0000	Zoning:	Stories:
Subdivision:		Acres:	2.22
Census Tct / Blk:	009714 / 1024	Cooling:	Roof Material:
1st Mtg / Type:		Fireplace:	Prior Sale Price:
Res / Comm Units:		Parking Type:	\$54,000
		Flood Zone Code:	D
			Prior Sale Date:
			03/21/1996
			Prior Rec Date:
			1996.99375
			Prior Sale Doc #:

Comp #19 - 2.25 Miles From Subject

Sale Price / Type:	\$75,000 /		
Sale / Rec Date:	04/12/2021 / 04/14/2021		
Year Built / Eff:		Lot Area:	804,117 Sq. Ft.
Assessed Value:	\$118,395	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	LI LI		
Mailing Address:	13606 Drieser Pl, Cerritos, CA 90703-2306		
County:	San Bernardino	Zoning:	
APN:	0463-281-26-0000	Acres:	18.46
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Bedrooms:	0
		Baths (F / H):	0 / 0
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	
		Prior Sale Date:	
		Prior Rec Date:	08/24/2000
		Prior Sale Doc #:	2000.306292

Comp #20 - 2.28 Miles From Subject

Sale Price / Type:	\$100,000 /		
Sale / Rec Date:	02/12/2021 / 02/26/2021		
Year Built / Eff:		Lot Area:	422,532 Sq. Ft.
Assessed Value:	\$40,945	Living Area:	
Land Use:	Vacant Land (NEC)	Pool:	
Owner Name:	M4gc Inc		
Mailing Address:	72380 Tanglewood Ln, Rancho Mirage, CA 92270-4050		
County:	San Bernardino	Zoning:	
APN:	0463-371-04-0000	Acres:	9.70
Subdivision:		Cooling:	
Census Tct / Blk:		Fireplace:	
1st Mtg / Type:		Parking Type:	
Res / Comm Units:		Flood Zone Code:	D
		Bedrooms:	0
		Baths (F / H):	0 / 0
		Total Rooms:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	
		Prior Sale Date:	
		Prior Rec Date:	03/27/2002
		Prior Sale Doc #:	2002.150413

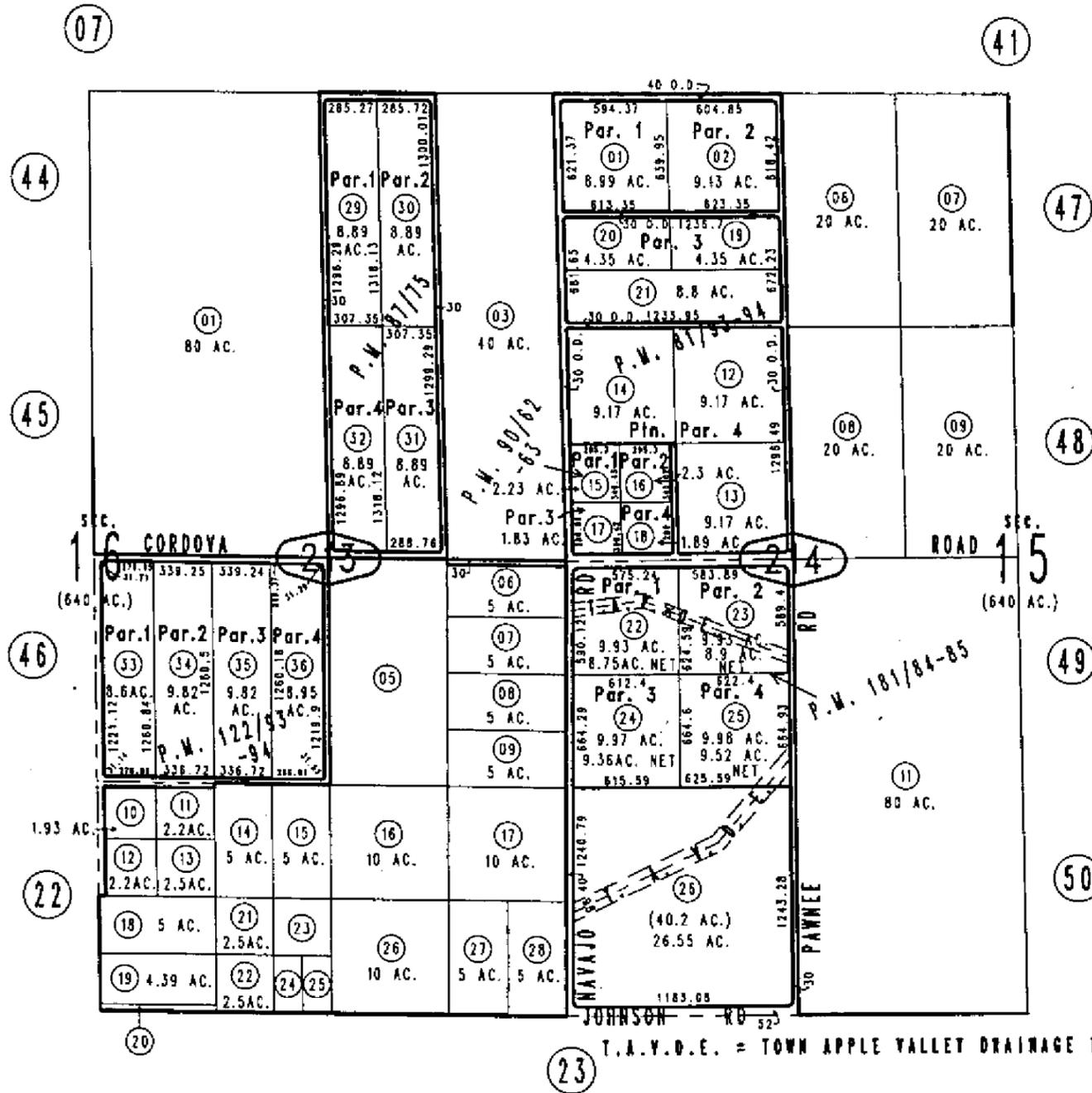
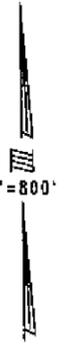
Disclaimer: This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance, commitment or preliminary report, or any form of title insurance or guaranty. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without the issuing party's prior written consent. The issuing party does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that the issuing party's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that the issuing party would not have issued this report but for the limitation of liability described above. The issuing party makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.

School information is copyrighted and provided by GreatSchools.org.

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Sec.15&16, T.6N.,R.3W., S.B.B.&M.

City of Apple Valley 0463-21
Tax Rate Area
21027



Parcel Map No. 14418, P.M. 181/84-85
 Parcel Map No. 10410, P.M. 122/93-94
 Parcel Map No. 8585, P.M. 90/62-63
 Parcel Map No. 8448, P.M. 87/75
 Pln. Parcel Map No. 7960, P.M. 81/93-94

June 2004

Assessor's Map
 Book 0463 Page 21
 San Bernardino County

REVISED

+ FIRST AMERICAN TITLE, 1SB,
AD08

SAN BERNARDINO, CA

08/05/2021 09:11PM IXQT

PAGE 1 OF 1

SAN BERNARDINO 2020-21 TAX
ROLL

ORDER SEARCH RESULTS

ORDER: 0000000

TOF: 0

COMMENT:

**PAYMENTS AS OF 07/16/2021
SEARCH PARAMETERS**

ENTERED APN: 0463-214-09-0-000

✓ APN: 0463-214-09-0-000 BILL: 20200411770

DATE: 09/22/2020

TRA: 021027 - TOWN OF APPLE VALLEY

ACQ DATE: 04/25/2013

DOC#: 2013-171333

LEGAL: E 1/2 SE 1/4 NW 1/4 SEC 15 TP 6N R 3W 20 AC

SITUS: CORDOVA RD APPLE VALLEY CA 92307

MAIL: 7850 S DEAN MARTIN DR #502 LAS VEGAS NV 89139

FOR 2020-21 TAX YEAR

ASSESSED OWNER(S)

2020-21 ASSESSED VALUES

ROSS CARL E LIVING TRUST 5/23/91

LAND

292,755

SAFARI ROSS FAMILY TRUST 6/10/04

TAXABLE

292,755

2020-21 TAXES

1ST INST

2ND INST

TOTAL TAX

STATUS

PAID

PAID

PAYMENT DATE

12/08/2020

04/12/2021

DELINQUENT DATE

12/10/2020

04/12/2021

INSTALLMENT

1,840.43

1,840.41

3,680.84

PENALTY

184.05

194.05

378.10

BALANCE DUE

0.00

0.00

0.00

WARNINGS AND/OR COMMENTS

** NO BONDS OR PRIOR YEAR DELQ TAXES **

ASSESSMENT DETAIL

FUND TYPE

AMOUNT

DESCRIPTION OF ASSESSMENT(S)

WF01-SP03 FIRE SUPR

121.26

APPLE VALLEY FIRE SUPP

121.26

TOTAL OF SPECIAL ASSESSMENTS

ADDITIONAL PROPERTY INFORMATION

TAX CODE: 1

COUNTY USE CODE: 0000

VESTING: TC

TAX RATE: 1.048400%

STANDARD LAND USE: VACANT LAND (NEC)

CONDITIONS, DISCLAIMERS AND EXCLUSIONS:

This Tax Certificate/Tax Order Report does not constitute a report on or certification of: (1) mineral (productive and/or non-productive) taxes or leases; (2) personal property taxes; or (3) other non ad valorem taxes (such as paving liens, stand-by charges or maintenance assessments).

Data Trace Information Services LLC ("Data Trace") may have warranted the accuracy of this Tax Certificate/Tax Order Report to its customer (the "Data Trace Customer") pursuant to the terms and conditions of a written tax service agreement between Data Trace and said Data Trace Customer (the "Tax Service Agreement"). Any such warranty (hereinafter, "Data Trace Customer Warranty") does not: (a) extend to a third party bearer of this Tax Certificate/Tax Order Report; (b) cover any changes made to the records of the taxing authority after the "payments as of," "paid," or "payment" dates delineated above; and (c) cover any invalid tax information shown on the records of the taxing authority or resulting from an error by the Data Trace Customer (including, without limitation, submission of incorrect property information by said Data Trace Customer). DATA TRACE MAKES NO WARRANTIES (EXPRESS OR IMPLIED) WITH RESPECT TO THIS TAX CERTIFICATE/TAX ORDER REPORT OTHER THAN (WHERE APPLICABLE) THE DATA TRACE CUSTOMER WARRANTY. Any and all claims under a Data Trace Customer Warranty must be submitted to Data Trace by the corresponding Data Trace Customer and are subject to the terms and conditions set forth in the pertinent Tax Service Agreement (including, without limitation, the filing deadlines applicable to such claims). In some jurisdictions Data Trace's validation of a Tax Certificate/Tax Order Report is required to activate a Data Trace Customer Warranty.

END OF SEARCH

FIRST AMERICAN TITLE INSURANCE CO
NATIONAL COMMERCIAL SERVICES

RECORDING REQUESTED BY:
First American Title Company



LARRY WALKER
Auditor/Controller - Recorder

815 First American Title

Doc #: 2007-0399574

Titles: 1 Pages: 1



Fees 18.00
Taxes 1246.30
Other .00
PAID 1264.30

AND WHEN RECORDED MAIL TO:

FR/Cal 3 Apple Valley, LLC
311 South Wacker Drive, #4000
Chicago, IL 60606

NCS-265259

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 265259

Escrow No.: 003958-GO

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$1,246.30

computed on full value of property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale.

Unincorporated area City of **AND**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Wallace D. Gott, Surviving Trustee of the Wallace D. and Betty D. Gott Family Trust dated September 22, 2004 as to an undivided 1/2 interest and Michael B. Gott and Mary Jane Gott, husband and wife as community property as to an undivided 1/2 interest

hereby GRANT(s) to: **FR/Cal 3 Apple Valley, LLC, a Delaware limited liability company**

the real property in the County of San Bernardino, State of California, described as:

The East 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 15, Township 6 North, Range 3 West, San Bernardino Base and Meridian, in the County of San Bernardino, State of California, according to the official plat of said land approved by the Surveyor General, dated May 19, 1857.

Also Known as: APN 0463-214-09, Vacant Lot, Apple Valley, CA
AP#: 0463-214-09-0-000

DATED June 29, 2007

STATE OF CALIFORNIA

COUNTY OF San Bernardino

On June 29, 2007

Before me, James Hetzel

A Notary Public in and for said State, personally appeared

Wallace D. Gott, Michael B. Gott

and Mary Jane Gott

personally known to me (or 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.

WITNESS my hand and official seal.

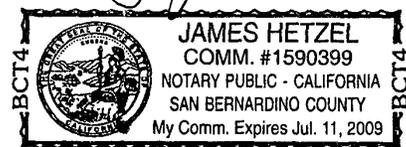
Signature James Hetzel

Wallace D. and Betty D. Gott Family Trust dated September 22, 2004

BY: Wallace D. Gott (Surviving Trustee)
Wallace D. Gott, Surviving Trustee

✓ Michael B. Gott
Michael B. Gott

✓ Mary Jane Gott
Mary Jane Gott



(This area for official notarial seal)

MAIL TAX STATEMENTS TO ADDRESS ABOVE

FIRST AMERICAN TITLE INSURANCE COMPANY



DENNIS DRAEGER
ASSESSOR - RECORDER - CLERK
691 First American

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Mr. Carl Ross
7850 S. Dean Martin Drive, Suite 502
Las Vegas, Nevada 89139

Doc #: 2013-0171333



Titles:	1	Pages:	7
Fees		63.00	
Taxes	**	Conf	**
Other		.00	
PAID		63.00	

MAIL TAX STATEMENT TO:

Mr. Carl Ross
7850 S. Dean Martin Drive, Suite 502
Las Vegas, Nevada 89139

(Space Above Line for Recorder's Use Only)

APNs: 0463-201-34, 0463-201-42, 0463-201-56, 0463-213-03, 0463-213-05, 0463-213-07, 0463-213-08, 0463-213-09, 0463-213-29, 0463-213-33, 0463-213-34, 0463-213-35, 0463-213-36, 0463-214-06, 0463-214-07, 0463-214-08, 0463-214-09 and 0463-214-26

Not of public record

GRANT DEED

In accordance with Section 11932 of the California Revenue and Taxation Code, Grantor has declared the amount of the transfer tax which is due by a separate statement that is not being recorded with this Grant Deed.

FOR VALUE RECEIVED, FR/CAL 3 APPLE VALLEY, LLC, a Delaware limited liability company ("Grantor"), grants to Carl E. Ross, as Trustee of the Carl E. Ross Living Trust dated May 23, 1991, as to an undivided 52% interest, Carl E. Ross, as Trustee of the Safari Ross Family Trust dated June 10, 2004, as to an undivided 24% interest, and Carl E. Ross, as Trustee of the Remington Ross Family Trust dated June 10, 2004, as to an undivided 24% interest, as tenants in common (collectively, "Grantee"), all that certain real property situated in the City of Apple Valley, County of San Bernardino, State of California, described on Exhibit A attached hereto and by this reference incorporated herein (the "Property").

SUBJECT TO the following:

- (a) All liens, encumbrances, easements, covenants, conditions, restrictions and other matters of record;
- (b) All matters which a correct survey of the Property would disclose;
- (c) All matters which could be ascertained by a physical inspection of the Property;
- (d) Interests of parties in possession;

MAIL TAX STATEMENT TO
RETURN ADDRESS ABOVE

(e) Any and all liens not yet delinquent for real property and personal property taxes and for general and special assessments against the Property; and

(f) Building and zoning ordinances and regulations and any other laws, ordinances, or governmental regulations restricting, regulating or relating to the use, occupancy or enjoyment of the Property.

***[Remainder of page intentionally left blank,
signatures commence on following page]***

EXHIBIT A
LEGAL DESCRIPTION
[SEE ATTACHED]

Exhibit "A"

LEGAL DESCRIPTION

Real property in the Town of Apple Valley, County of San Bernardino, State of California, described as follows:

PARCEL A:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

EXCEPTING THEREFROM THE INTEREST IN THE SOUTH 40 FEET OF SAID LAND WHICH WAS GRANTED FOR HIGHWAY PURPOSES TO THE COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA BY DEED RECORDED AUGUST 19, 1957, IN BOOK 4305, PAGE 457, OFFICIAL RECORDS.

PARCEL B:

THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER, AND THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

EXCEPTING THEREFROM ONE-HALF OF ONE-SIXTH OF ALL OIL, GAS AND OTHER MINERAL DEPOSITS IN THE LAND SO PATENTED, TOGETHER WITH THE RIGHT TO PROTECT FOR, MINE AND REMOVE THE SAME, AS RESERVED IN THE DEED RECORDED SEPTEMBER 15, 1924, IN BOOK 872, PAGE 1 OF DEEDS.

PARCEL C:

THE LAND AS SHOWN ON THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. DN107-09 EVIDENCED BY DOCUMENT RECORDED JUNE 5, 2009 AS INSTRUMENT NO. 2009-0245866 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED IN THE DOCUMENT AS FOLLOWS:

ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO GOVERNMENT SURVEY, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 14, LYING SOUTH 01° 02' 06" EAST, 297.01 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 14;

THENCE NORTH 89° 21' 16" EAST, A DISTANCE OF 2449.92 FEET;

THENCE SOUTH 00° 47' 12" EAST, A DISTANCE OF 61.00 FEET;

THENCE NORTH 89° 21' 16" EAST, A DISTANCE OF 192.00 FEET TO THE POINT OF TERMINATION ON THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 14, SAID POINT LIES SOUTH 00° 47' 12" EAST, 358.00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 14.

PARCEL D:

THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

PARCEL E:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF APPLE VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL F:

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL G:

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

PARCEL H:

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN.

EXCEPTING THEREFROM A NON-EXCLUSIVE EASEMENT OF 30 FEET ALONG THE SOUTHERLY AND EASTERLY BOUNDARIES FOR INGRESS AND EGRESS AND ALSO EXCEPTING THEREFROM A NON-EXCLUSIVE EASEMENT OF 15 FEET ALONG THE WESTERLY BOUNDARY FOR INGRESS AND EGRESS.

PARCEL I:

PARCEL 1 OF PARCEL MAP 8448, AS RECORDED IN PARCEL MAP BOOK 87, PAGE 75, RECORDS OF SAN BERNARDINO COUNTY.

PARCEL J:

PARCELS 1, 2, 3, AND 4 OF PARCEL MAP 10410 AS RECORDED IN PARCEL MAP BOOK NO. 122, PAGES 93 AND 94, RECORDS OF SAID COUNTY.

PARCEL K:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL L:

THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL M:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL N:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED MAY 19, 1857.

PARCEL O:

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE EXTERIOR BOUNDARIES OF PARCEL MAP 14418, AS SHOWN BY MAP ON FILE IN BOOK 181 PAGES 84 AND 85 OF PARCEL MAPS, IN THE OFFICE OF SAID COUNTY RECORDER.

SAID LEGAL DESCRIPTION IS PURSUANT TO THAT CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 4, 1996 AS INSTRUMENT NO. 96-445548, OFFICIAL RECORDS.

APN: 0463-201-34-0-000 (Affects : Parcel A); 0463-201-42-0-000 (Affects : Parcel B); 0463-201-56-0-000 (Affects : Parcel C); 0463-213-03-0-000 (Affects : Parcel D); 0463-213-05-0-000 (Affects : Parcel E); 0463-213-07-0-000 (Affects : Parcel F); 0463-213-08-0-000 (Affects : Parcel G); 0463-213-09-0-000 (Affects : Parcel H); 0463-213-29-0-000 (Affects Parcel I); 0463-213-33-0-000 (Affects : A portion of Parcel J); 0463-213-34-0-000 (Affects : A portion of Parcel J); 0463-213-35-0-000 (Affects : A portion of Parcel J); 0463-213-36-0-000 (affects : A portion of Parcel J); 0463-214-06-0-000 (Affects : Parcel K); 0463-214-07-0-000 (Affects : Parcel L); 0463-214-08-0-000 (Affects : Parcel M); 0463-214-09-0-000 (Affects : Parcel N) and 0463-214-26-0-000 (Affects : Parcel O)