1 Michael Duane Davis, SBN 093678 Marlene L. Allen-Hammarlund, SBN 126418 2 Derek R. Hoffman, SBN 285784 GRESHAM SAVAGE NOLAN & TILDEN. 3 A Professional Corporation 3750 University Avenue, Suite 250 Riverside, CA 92501-3335 4 (951) 684-2171 Telephone: 5 (951) 684-2150 Facsimile: Attorneys for Cross-Defendant/Cross-Complainant, 6 A.V. UNITED MUTUAL GROUP; and Cross-Defendants, ADAMS BENNETT INVESTMENTS, LLC; MIRACLE IMPROVEMENT CORPORATION dba GOLDEN SANDS MOBILE HOME PARK, aka GOLDEN SANDS TRAILER PARK, named as ROE 9 1121; ST. ANDREW'S ABBEY, INC., named as ROE 623; SERVICE ROCK PRODUCTS, L.P.; and SHEEP CREEK WATER COMPANY, INC. 10 11 SUPERIOR COURT OF THE STATE OF CALIFORNIA 12 IN AND FOR THE COUNTY OF LOS ANGELES 13 Coordination Proceeding Judicial Council Coordination Special Title (Rule 1550(b)) Proceeding No. 4408 14 ANTELOPE VALLEY GROUNDWATER Santa Clara Case No. 1-05-CV-049053 15 **CASES** Assigned to the Honorable Jack Komar 16 Department 17C Including Consolidated Actions: CROSS-DEFENDANT, ADAMS 17 Los Angeles County Waterworks District BENNETT INVESTMENTS, LLC'S No. 40 v. Diamond Farming Co. FIRST SUPPLEMENTAL RESPONSE 18 Superior Court of California, County of Los TO DECEMBER 12, 2012 DISCOVERY Angeles, Case No. BC 325 201 ORDER FOR PHASE 4 TRIAL 19 Los Angeles County Waterworks District 20 No. 40 v. Diamond Farming Co. For Court's Use Only: Superior Court of California, County of Kern. Santa Clara County 21 Case No. S-1500-CV-254-348 Case No. 1-05-CV-049053 22 (For E-Posting/E-Service Purposes Only) Wm. Bolthouse Farms, Inc. v. City of Lancaster 23 Diamond Farming Co. v. City of Lancaster Diamond Farming Co. v. Palmdale Water 24 Dist. Superior Court of California, County of 25 Riverside, consolidated actions, Case Nos. RIC 353 840, RIC 344 436, RIC 344 668 26 AND RELATED ACTIONS.

GRESHAM SAVAGE ATTORNEYS AT LAW 3750 UNIVERSITY AVE. STE. 250 RIVERSIDE, CA 92501-3335 (951) 684-2171

TO ALL PARTIES AND TO THEIR ATTORNEYS OF RECORD:

Cross-Defendant, **ADAMS BENNETT INVESTMENTS, LLC** ("Adams Bennett"), by and through its attorneys of record, Gresham Savage Nolan & Tilden, PC, by Michael Duane Davis, Marlene L. Allen-Hammarlund and Derek R. Hoffman, submits the following supplemental information and materials, under penalty of perjury, in response to the December 12, 2012 Discovery Order for Phase 4 Trial ("*Discovery Order*"), issued by the Honorable Jack Komar, Trial Judge.

Cross-Defendant, **ADAMS BENNETT** made a good faith effort to fully and accurately respond to the categories of information required by the *Discovery Order* on December 21, 2012. However, due to the shortness of time between the issuance of the order and the degree of detail required by the *Discovery Order*, Cross-Defendant, **ADAMS BENNETT** hereby supplements its responses to include information and documents responsive to the *Discovery Order* which were obtained after the December 21, 2012 deadline and reserves the right to further supplement its responses pursuant to the *Code of Civil Procedure* and this Court's December 12, 2012 *Case Management Order*.

Each supplemental response is identified by reference to specific responses and documents provided in Cross-Defendant, Adams Bennett Investments, LLC's Information and Materials Responsive To December 12, 2012 Discovery Order For Phase 4 Trial (the "Original Responses").

GRESHAM | SAVAGE ATTORNEYS AT LAW 3750 UNIVERSITY AVE. STE. 250 RIVERSIDE, CA 92501-3335 (951) 684-2171

ATTORNEYS AT LAW 3750 UNIVERSITY AVE. STE. 250 RIVERSIDE, CA 92501-3335 (951) 684-2171 Original Response I.1.a. Location of Property is <u>amended</u> to read as follows: Adams Bennett Investments, LLC, does not yet hold fee title to Assessor's Parcel Number ("APN") 3042-021-019; however, this parcel is currently under escrow for purchase by Adams Bennett Investments, LLC. Also, Adams Bennett recently closed escrow on APN 3027-013-012.

Original Response I.3.b. *Prima Facie* Property Uses Materials is <u>supplemented</u> to include the following additional documents:

- Grant Deed, as to East 1/2 as Parcel 1, Hiroshi Shima, Trustee for the Hiroshi Shima Revocable Trust Agreement, dated the 20th day of July, 1984, made by Hiroshi Shima as Grantor, as Tenant in Severalty, its successors and assigns and Hiroshi Shimabukuro and Chieko Shimabukuro, husband and wife, as joint tenants and Minoru Shimabukuro, Trustee of said Minoru Shimabukuro Revocable Trust and Mabel Shizue Shimabukuro, Trustee of said Mabel Shizue Shimabukuro Trust, as their interests may appear; and, as to West 1/2 as Parcel 2, Hiroshi Shimabukuro and Chieko Shimabukuro, husband and wife, as joint tenants and Minoru Shimabukuro, Trustee of said Minoru Shimabukuro Revocable Trust and Mabel Shizue Shimabukuro, Trustee of said Mabel Shizue Shimabukuro Trust, as their interests may appear, to Adams Bennett Investments, LLC, executed in counterparts on February 4, 2011 and February 14, 2011, Los Angeles County Recordation No. 20110307714, conveying APN 3024-015-044
- Grant Deed from Yasuko Fukuda, as Trustee of the Fukuda Revocable Trust dated May 19, 1992 to Adams Bennett Investments, LLC, dated February 2, 2011, Los Angeles County Recordation No. 20110245883, conveying APN 3024-015-009
- Grant Deed from Surja T. Hendrawan and Liana Widjaja, husband and wife, as joint tenants to Adams Bennett Investments, LLC, dated March 29, 2011, Los Angeles County Recordation No. 20110488072, conveying **APN 3027-013-009**

- Grant Deed from Fares Lahood, a married man, as his sole and separate property, to Adams Bennett Investments, LLC, dated December 8, 2010, Los Angeles County Recordation No. 20101909118, conveying APN 3027-013-017
- Grant Deed from Dieu-Hyen Phan Tran and Thang Duc Pham to Adams Bennett
 Investments, LLC, dated November 24, 2010, Los Angeles County Recordation No.
 20110035078, conveying APN 3027-013-051
- Grant Deed from Greg Baker, an unmarried man, to Adams Bennett Investments, LLC, dated November 22, 2010, Los Angeles County Recordation No. 20101853778, conveying APN 3042-021-002
- Grant Deed from Philip Learn Knoll and Aldene Lynn Knoll, Trustees of The Phil and Aldene Knoll Living Trust, UTD, January 19, 2005 to Adams Bennett Investments, LLC, dated February 3, 2011, Los Angeles County Recordation No. 20110245884, conveying APN 3042-021-003
- Grant Deed from Lap P. Quach and Lan M. Huynh, Trustees of The Lap P. Quach and Lan M. Hyunh Living Trust, under Declaration of Trust dated October 19, 2005, to Adams Bennett Investments, LLC, dated November 14, 2010, Los Angeles County Recordation No. 20101764828, conveying APN 3042-023-001 and APN 3042-021-006
- Grant Deed from Mannon Rivera Hayward and Toby B. Hayward, wife and husband, Linda Rivera-Venezia and Jay Vinezia, wife and husband, and Gabriel A. Rivera, Jr. and Mary Rose Rivera, husband and wife, to Adams Bennett Investments, LLC, dated December 11, 2010, Los Angeles County Recordation No. 20101892674, conveying APN 3042-021-008
- Grant Deed from Evelyn Fried and Barbara Fried Gilbert, Co-Trustees under Revocable
 Trust Agreement entered into between Nathan Fried and Evelyn Fried on March 29,

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ATTORNEYS AT LAW
3750 UNIVERSITY AVE.
STE. 250
RIVERSIDE, CA 92501-3335
(951) 684-2171

1973, to Adams Bennett Investments, LLC, dated November 27, 2010, Los Angele
County Recordation No. 20101853779, conveying APN 3042-021-009

- Grant Deed from Frank Giorgianni and Donna Giorgianni to Pedro Perez, a single man, dated March 10, 2004, Los Angeles County Recordation No. 040917209, conveying APN 3042-021-019 [currently under escrow with Adams Bennett Investments, LLC]
- Grant Deed from Izaak P Van Gaalen and Ally Y. Mok, husband and wife, to Adams Bennett Investments, LLC, dated April 4, 2011, Los Angeles County Recordation No. 20110521672, conveying APN 3042-021-020
- Grant Deed from Etta Hindra, a single woman, to Adams Bennett Investments, LLC, dated July 27, 2011, Los Angeles County Recordation No. 20111033960, conveying APN 3042-021-023
- Grant Deed from Franz Zierler and Loni Zierler, husband and wife, as joint tenants to Adams Bennett Investments, LLC, dated April 15, 2011, Los Angeles County Recordation No. 20110612722, conveying APN 3042-021-024
- Grant Deed from Mario Duarte, a single man, to Adams Bennett Investments, LLC, dated August 11, 2011, Los Angeles County Recordation No. 20111122759, conveying APNs 3042-021-026 and 3042-021-027
- Grant Deed Arvind C. Patel and Kailas A. Patel, Husband and Wife as Joint Tenants, to Adams Bennett Investments, LLC, dated December 3, 2010, Los Angeles County Recordation No. 20110406585, conveying APN 3042-023-008
- Grant Deed from Theodore L. Ebenkamp, Trustee of the Ebenkamp Family Trust created 11-14-97, to Adams Bennett Investments, LLC, dated November 11, 2010, Los Angeles County Recordation No. 20110012204, conveying APN 3042-023-009
- Grant Deed from Jose G. Larios and Elizabeth Larios, husband and wife, to Adams
 Bennett Investments, LLC, dated April 26, 2011, Los Angeles County Recordation No.
 20110710442, conveying APNs 3042-023-011 and 3042-023-012

Chicago Title Insurance Company Property Profile Reports for Los Angeles County
APNs 3024-015-044, 3024-015-009, 3027-013-009, 3027-013-011, 3027-013-017, 3027-013-051, 3042-021-002, 3042-021-003, 3042-021-006, 3042-021-008, 3042-021-009, 3042-021-019, 3042-021-020, 3042-021-023, 3042-021-024, 3042-021-026, 3042-021-027, 3042-023-001, 3042-023-008, 3042-023-009, 3042-023-011, and 3042-023-012

GRESHAM SAVAGE

ATTORNEYS AT LAW 3750 UNIVERSITY AVE. STE. 250 RIVERSIDE, CA 92501-3335 (951) 684-2171

Verification by Authorized Individual:

I, Roger Hortick, am the authorized agent for ADAMS BENNETT INVESTMENTS, LLC and have personal knowledge of the facts set forth above.

If called to do so, I could and would competently testify to these facts under oath. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 15th day of January, 2013 at Corona, CA.

ROGER HORTICK

Respectfully submitted,

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GRESHAM SAVAGE NOLAN & TIDEN, PC

MICHAEL DUANE DAVIS, ESQ.

MARLENE L. ALLEN-HAMMARLUND, ESQ.

DEREK R. HOFFMAN, ESQ.

Attorneys for CROSS-DEFENDANT / CROSS-COMPLAINANT, A. V. UNITED MUTUAL GROUP; and CROSS-DEFENDANTS, ADAMS BENNETT INVESTMENTS, LLC, MIRACLE IMPROVEMENT CORPORATION dba GOLDEN SANDS MOBILE HOME PARK, aka GOLDEN SANDS TRAILER PARK [ROE 1121], ST. ANDREW'S ABBEY, INC. [ROE 623], SERVICE ROCK PRODUCTS, L.P., and SHEEP CRÉEK WATER COMPANY, INC.

SPESHAM SAVACE 1750 CINIVERSITY A VE STE 250

KWPRSIDE, CA 42501-3335 (951) 584-3171

ADAMS BENNETT Attachment I.3.b.i.

GRESHAM | SAVAGE 28
ATTORNEYS AT LAW
3750 UNIVERSITY AVE.
STE: 250
RIVERSIDE, CA 92501-3335
(951) 684-2171

CROSS-DEFENDANT, ADAMS BENNETT INVESTMENTS, LLC'S FIRST SUPPLEMENTAL RESPONSE TO DECEMBER 12, 2012 DISCOVERY ORDER FOR PHASE 4 TRIAL





Profile Report

Chicago Title (

Primary Owner: ADAMS BENNETT INVESTMENTS LLC

Secondary Owner:

Mail Address: 200 S MAIN ST

CORONA, CA 92882-2211

Site Address: 80 AVE R6 VIC

PEARLAND, CA 93553

APN: 3024-015-044

Housing Tract Number:

Lot Number:

Legal Description: Sec / Twnship / Range: SEC 36 TWN 6N RNG 11W

Legal Brief Description: CITY: REGION/CLUSTER: 01/01998 SEC/TWN/RNG/MER: SEC 36 TWN 6N RNG 11W N 1/2 OF SE

1/4 OF SE 1/4 OF NE 1/4 OF SEC 36 T 6N R 11W City / Muni / Twp: REGION/CLUSTER: 01/01998

Property Details

irooms: Bathrooms:

Year Built:

Square Feet:

Garage:

Lot Size:

5 AC

Total Rooms:

Fireplace:

Number of Units: 0

Zoning:

PDA2&Q*

Pool:

Use Code:

Processing Plant (minerals; cement; rock; gravel; glass; clay)

No of Stories:

Building Style:

Sale Information

Transfer Date: 02/28/2011

Seller:

SHIMA, HIROSHI; HIROSHI SHIMA REVOCABLE TRUST,

\$647.87

Transfer Value: \$36,000.00

Document#: 11-0307714

Cost/Sq Feet:

Title Company: FIDELITY NATIONAL TITLE CO

Assessment and Taxes

Assessed Value:

\$37,454.00

Percent Improvement: 0.00%

Homeowner Exemption:

Land Value:

\$37,454.00

Tax Amount:

Tax Rate Area:

7-054

Improvement Value:

\$0.00

Tax Account ID:

Tax Status:

Current

Market Improvement Value:

Market Land Value:

Market Value:

Tax Year:

2012

cesy of Chicago Title Offered by Chicago Title



Property History

Chicago Title

ADAMS BENNETT INVESTMENTS LLC 80 AVE R6 VIC, PEARLAND, CA 93553 APN: 3024-015-044 LOS ANGELES COUNTY

Prior Transfer - 02/28/2011

Recording Date:

Lender Name: **Buyer Name:**

02/28/2011

Price:

First TD:

\$36,000.00

\$0.00

ADAMS BENNETT INVESTMENTS

Buyer Vesting:

Type of Sale:

Document#:

Document Type:

N/A

11-0307714

Grant Deed

Full-Computed from Transfer Tax

Seller Name:

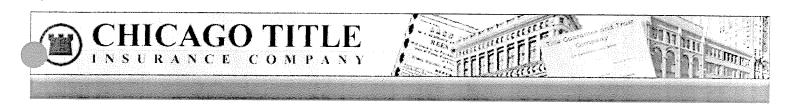
LLC,

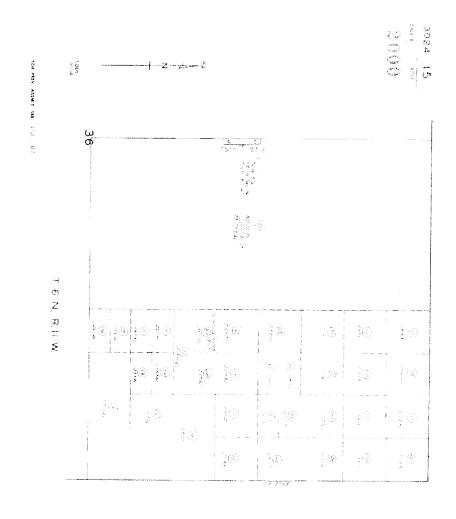
Legal Description:

Sec / Twnship / Range: NE4SE4SE4NE4 S36T06NR11W SBM

SHIMA, HIROSHI; HIROSHI SHIMA REVOCABLE TRUST,

Courtesy of Chicago Title Offered by Chicago Title





ANSESEP'S MAGELES, CALIF

ANTIDATE OF THE PROPERTY OF TH

Courtesy of Chicago Title Offered by Chicago Title





20110307714



Recorded/Filed in Official Records Recorder's Office, Los Angeles County, California

02/28/11 AT 08:00AM

FEES: 444.00
TAXES: 39.60
OTHER: 0.00
PAID: 83.60

Pages: 0007



LEADSHEET



201102280260035

00003813786



003183325

SEQ: 06

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

· COTITE D

RECORDING REQUESTED BY:

Fidelity National Title Company Escrow No. 5643361-PG Title Order No. 106747083

When Recorded Mail Document and Tax Statement To:
Adams Bennett Investments, LLC 200 5 MAIN STREET CORONA, CA 92882



APN: 3024-015-044

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GIVANT BEEB

The undersigned grantor(s) declare(s) Documentary transfer tax is \$39.60

[X] computed on full value of property conveyed, or

I computed on full value less value of liens or encumbrances remaining at time of sale,

[X] Unincorporated Area City of

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged. As to East 1/2 as Parcel 1:

Hiroshi Shima, Trustee for the Hiroshi Shima Revocable Trust Agreement, dated the 20th day of July, 1984, made by Hiroshi Shima as Grantor, as Tenant in Severalty, its successors and assigns and Hiroshi Shimabukuro and Chieko Shimabukuro, husband and wife, as joint tenants and Minoru Shimabukuro, Trustee of said Minoru Shimabukuro Revocable Trust and Mabel Shizue Shimabukuro, Trustee of said Mabel Shizue Shimabukuro Trust, as their interests may appear

As to West 1/2 as Parcel 2:

Hiroshi Shimabukuro and Chieko Shimabukuro, husband and wife, as joint tenants and Minoru Shimabukuro, Trustee of said Minoru Shimabukuro Revocable Trust and Mabel Shizue Shimabukuro, Trustee of said Mabel Shizue Shimabukuro Trust, as their interests may appear

hereby GRANT(S) to Adams Bennett Investments, LLC , A CALIFORNIA LIMITED LIABILITY COMPANY

the following described real property in the County of Los Angeles, State of California: SEE EXHIBIT "ONE" ATTACHED HERETO AND MADE A PART HEREOF

106747141-X59

MAIL TAX STATEMENTS AS DIRECTED ABOVE

DATED: February 4, 2011

State of California
Gounty of JKNNP Hawari

On this IS February, 2011 before me,
Lucitu K. Massitan , Notary Public
(here insert name and title of the officer), personally appeared Hirashi Shima and
Chieko Shima who proved to me on the basis of satisfactory evidence to be the person(3) whose name(3) is affectively evidence to the within instrument and acknowledged to me that he/shether executed the same in his/her/their signature(3) on the instrument the person(3), or the entity upon behalf of which the person(3) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws

of the State of Celifornia that the foregoing paragraph is true and correct. Havei LK4,NP

Minoru Shimabukuro, Trustee of said Minoru Shimabukuro Revocable Trust

Minoru Shimabukuro, Trustee

Mabel Shizue Shimabukuro, Trustee of said Mabel Shizue Shimabukruo Trust

By: Mabel Shizue Shimabukuro, Trustee

Hiroshi Shima, Trustee for the Hiroshi Shima Revocable Trust Agreement datedthe 20th day of July, 1984

By: Nicosh: Shirma, Inustry Hiroshi Shima, Trustee

Hiroshi Shima

Chieko Shima

LUCILLE K. MOSSMAN NOTARY PUBLIC

WITNESS my hand and official spal.

My commission expires on 7/17/2013

Chieko S

Chieko S

NOTARY
PUBLIC
Comm. Ma.
08-48

Doc. Description Grant Deed
ESCROWND: 5643361-PG

Doc. Date No Date No. Pages. 2

Lace & Marsman 3rd

Noter, French Harris 2:15-2011



DATED: February 4, 2011
State of California) County of)
On
here insert name and title of the officer), 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(Seal)

Minoru Shimabukuro, Trustee of said Minoru Shimabukuro Revocable Trust

By Manara Alinah bear Minoru Shimabukuro, Trustee

Mabel Shizue Shimabukuro, Trustee of said Mabel Shizue Shimabukuro Trust

By: Malel Shizue Shimabukuro, Trustee of said Mabel Shizue Shimabukuro, Trustee

Hiroshi Shima, Trustee for the Hiroshi Shima Revocable Trust Agreement datedthe 20th day of July, 1984

By: THIS DEED BEING SIGNED IN COUNTERPART Hiroshi Shima, Trustee

THIS DEED BEING SIGNED IN COUNTERPART Hiroshi Shimabukuro

THIS DEED BEING SIGNED IN COUNTERPART

Chieko Shimabukuro

STATE OF HAWAII) ss. COUNTY OF HAWAII)

On this 14TH day of FEBRUARY, 2011, in the Third Judicial Circuit of the State of Hawaii, before me personally appeared MINORU SHIMABUKURO, to me known to be the person described in and who executed the foregoing instrument in his capacity as TRUSTEE OF THE MINORU SHIMABUKURO REVOCABLE LIVING TRUST dated February 3, 1986, as amended, and acknowledged that he executed the same as his free act and deed as such Trustee.

Doc. Date: 14 February 2011

Pages: 3 (including cover page & exhibit(s), if any)

Document Description: Grant Deed

Notary Public, State of Hawaii

Printed Name of Notary: MARCIA SIPINGA

My commission expires: NOV 0 2 2011

STATE OF HAWAII) ss.
COUNTY OF HAWAII)

On this 14TH day of FEBRUARY, 2011, in the Third Judicial Circuit of the State of Hawaii, before me personally appeared MABEL SHIZUE SHIMABUKURO, to me known to be the person described in and who executed the foregoing instrument in his capacity as TRUSTEE OF THE MABEL SHIZUE SHIMABUKURO REVOCABLE LIVING TRUST dated February 3, 1986, as amended, and acknowledged that he executed the same as his free act and deed as such Trustee.

Doc. Date: 14 February 2011

Pages: 3 (including cover page & exhibit(s), if any)

Document Description: Grant Deed

Notary Public, State of Hawaii

Printed Name of Notary: MARCIA SIPINGA

My commission expires: NOV 0 2 2011

Exhibit One

Order No. 106747141-X59

LEGAL DESCRIPTION

PARCEL 1:

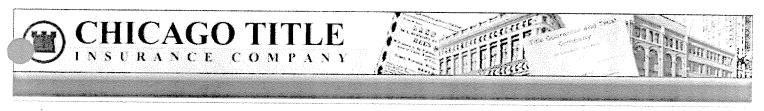
THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE II WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL ON JUNE 19, 1856.

PARCEL 2:

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL ON JUNE 19, 1856.

ASSESSOR'S PARCEL NO. 3024-015-044

END OF LEGAL DESCRIPTION



Profile Report

Chicago Title (

Primary Owner: ADAMS BENNETT INVESTMENTS LLC

Secondary Owner:

Mail Address: 200 S MAIN ST

CORONA, CA 92882-2211

Site Address: VIC 77RD STE VIC AVE R6

PEARLAND, CA 93553

APN: 3024-015-009

Housing Tract Number:

Lot Number:

Legal Description: Sec / Twnship / Range: SEC 36 TWN 6N RNG 11W

Legal Brief Description: CITY: REGION/CLUSTER: 01/01998 SEC/TWN/RNG/MER:SEC 36 TWN 6N RNG 11W N1/2 OF NW1/4 OF SW1/4 OF SE1/4 OF NE1/4 OF SEC 36 T 6N R 11W

City / Muni / Twp: REGION/CLUSTER: 01/01998

Property Details

1.25 AC

drooms: Bathrooms:

Total Rooms:

Year Built:

Square Feet:

Lot Size:

Garage: Fireplace:

Number of Units: 0

Zoning:

PDA2&Q*

Pool:

Use Code:

Processing Plant (minerals; cement; rock; gravel; glass; clay)

No of Stories: **Building Style:**

Sale Information

Transfer Date: 02/15/2011

Seller:

FUKUDA, YASUKO; FUKUDA REVOCABLE TRUST,

Transfer Value: \$10,000.00

Document#: 11-0245883

Cost/Sq Feet:

Title Company: CHICAGO TITLE COMPANY

Assessment and Taxes

Assessed Value:

\$10,404.00 \$10,404.00 Percent Improvement: 0.00%

Homeowner Exemption:

Land Value:

Tax Amount:

\$224.43

Tax Rate Area:

7-054 Current

Market Improvement Value:

\$0.00

Tax Account ID: Market Land Value: Tax Status:

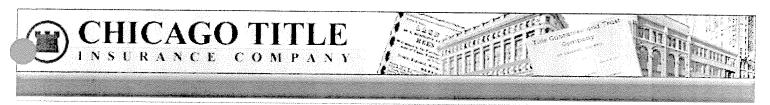
Market Value:

Tax Year:

Improvement Value:

2012

ourtesy of Chicago Title Offered by Chicago Title



Property History

Chicago Title

11-0245883

Grant Deed

N/A

Full Amount on Deed



ADAMS BENNETT INVESTMENTS LLC VIC 77RD STE VIC AVE R6, PEARLAND, CA 93553 APN: 3024-015-009 LOS ANGELES COUNTY

Document#:

Type of Sale:

Buyer Vesting:

Document Type:

Prior Transfer - 02/15/2011

Recording Date:

Lender Name: **Buyer Name:**

02/15/2011

Price: First TD:

\$10,000.00

\$0.00

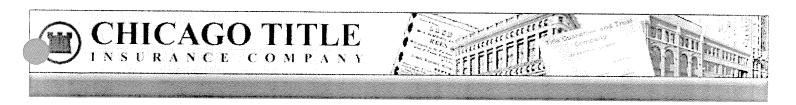
ADAMS BENNETT INVESTMENTS

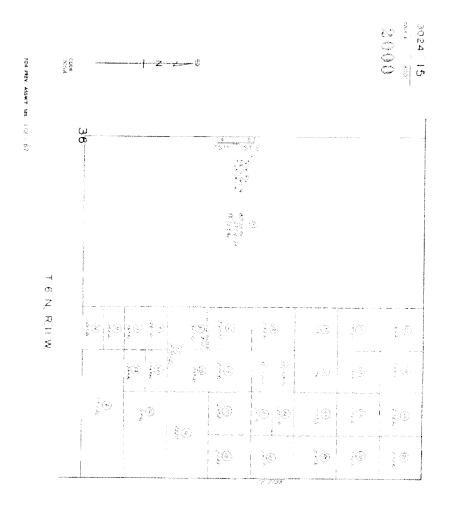
Seller Name: Legal Description: LLC,

FUKUDA, YASUKO; FUKUDA REVOCABLE TRUST, Sec / Twnship / Range: S36T06NR11W SBB&M

City / Muni / Twp: PALMDALE

Courtesy of Chicago Title Offered by Chicago Title





COMMET OF LOSS AMOSTICS, CARR

Courtesy of Chicago Title Offered by Chicago Title

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20110245883



Pages: 0003

Recorded/Filed in Official Records Recorder's Office, Los Angeles County, California

02/15/11 AT 08:00AM

FEES:

32.00

TAXES:

NFPR 0.00

PAID:

NEPR



LEADSHEET



201102150140005

00003757698

003160773

SEQ: 02

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

2.

RECORDING REQUESTED BY CHICAGO TITLE COMPANY AND WHEN RECORDED MAIL TO Adams Bennett Investments 200 S. Main Street 20110245883 Corona, CA 92878 Attn: Christine Kellogg Escrow No. 935082978 - M19 Order No. 106747217-X59 SPACE ABOVE THIS LINE FOR RECORDER'S USE -Assessor's Parcel No. 3024-015-009 GRANT DEED THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS NOT of public record unincorporated area X Caty of Palmdale TRANSFER TAX X computed on the full value of the interest or property conveyed, or is NOT A PUBLIC RECORD computed on the full value less the value of hens or encumbrances remaining at time of sale, and FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Yasuko Fukuda, as Trustee of the Fukuda Revocable Trust dated May 19, 1992 hereby GRANT(S) to Adams Bennett Investments, LLC, a California limited liability company the following described real property in the City of Palmdale County of Los Angeles , State of California: LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE Dated February 2, 2011 STATE OF Call COUNTY asuko Fukuda, Trustee of the before me, Fukuda Revocable Trust dated May 19, 1992 Notary Public, personally appeared Yasuko Fukuda 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. M. DULLEA-TEJADA COMM. # 1882744 NOTARY PUBLIC - CALIFORNIA CITY AND COUNTY OF SAN FRANCISCO MY COMM. EXP. APR 5, 2014 I certify ur PENALTY OF PERJURY under the laws of the State of foregoing paragraph is true and correct.

Date My Commission Expires

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Street Address

FOR NOTARY SEAL OR STAMP

City, State & Zip

Name.

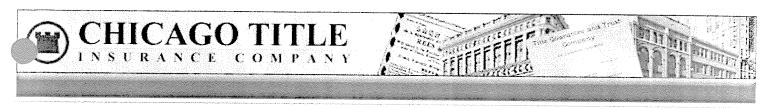
WITNESS

Page 1 Escrow No. 935082978 -M19

LEGAL DESCRIPTION EXHIBIT

THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL ON JUNE 19, 1856.

APN 3024-015-009



Profile Report

Chicago Title (

Primary Owner: ADAMS BENNETT INVESTMENTS LLC.

Secondary Owner:

Mail Address: 200 S MAIN ST

CORONA, CA 92882-2211

Site Address: PALMDALE BL PAV VIC 85TH ST

SUN VILLAGE, CA 93543

APN: 3027-013-009

Housing Tract Number:

Lot Number: 1

Legal Description: Lot Code: 1

Sec / Twnship / Range: SEC 30 TWN 6N RNG 10W Legal Brief Description: LOT:1 CITY:REGION/CLUSTER: 01/01113 SEC/TWN/RNG/MER:SEC 30 TWN 6N RNG 10W 9.55 ACS BEING EX OF RD E 10 ACS OF N 20 ACS OF LOT 1 IN SW

1/4 OF SEC 30 T 6N R 10W

City / Muni / Twp: REGION/CLUSTER: 01/01113

Property Details

Bedrooms: Bathrooms:

Total Rooms:

0

0

Year Built:

Garage:

Fireplace:

Pool:

Square Feet:

Lot Size:

9.55 AC

Number of Units: 0

Zoning: LCA21*

No of Stories: **Building Style:** Use Code:

Desert or Barren Land

Sale Information

Transfer Date: 04/01/2011

Seller:

HENDRAWAN, SURJA T; WIDJAJA, LIANA

Transfer Value: \$172,001.00

Document#: <u>11-0488072</u>

Cost/Sq Feet:

Title Company: CHICAGO TITLE COMPANY

Assessment and Taxes

Assessed Value:

\$74,908.00

Percent Improvement: 0.00%

Homeowner Exemption:

Land Value:

\$74,908.00

Tax Amount:

\$1,292.01

Tax Rate Area:

Market Value:

4-681

Improvement Value:

\$0.00

Tax Account ID:

Tax Status:

Current

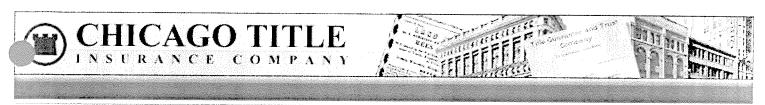
Market Improvement Value:

Market Land Value:

Year:

2012

Courtesy of Chicago Title Offered by Chicago Title



Property History



ADAMS BENNETT INVESTMENTS LLC, PALMDALE BL PAV VIC 85TH ST, SUN VILLAGE, CA 93543 APN: 3027-013-009 LOS ANGELES COUNTY

Document#:

Type of Sale:

Buyer Vesting:

Document#:

Borrowers Name:

Document Type:

Prior Transfer - 04/01/2011

Recording Date:

Lender Name: **Buyer Name:**

Seller Name:

04/01/2011

Price: First TD: \$172,001.00

\$0.00

ADAMS BENNETT INVESTMENTS

LLC,

Legal Description:

Lot Number: 1

Sec / Twnship / Range: SW4 S30T06NR10W SBB&M

HENDRAWAN, SURJA T; WIDJAJA, LIANA

Foreclosure Record - 06/04/2009

Decording Date: scument Type: 06/04/2009

Notice of Rescission

Min. Bid Amount:

\$0.00

Beneficiary Name:

Lender Type:

Vesting:

Not Known

N/A

Legal Description:

Foreclosure Record - 04/08/2009

Recording Date:

04/08/2009

Notice of Default

Document Type: Min. Bid Amount:

\$0.00

Beneficiary Name:

THUY TRONG LE

Beneficiary Name:

HENDRAWAN, SURJA T; WIDJAJALIANA

Trustee Names:

NEW AMERICAN FUNDING INC

Mailing Address:

19510 VENTURA BLVD 214 TARZANA CA 91356

TS#:

09-24573

Loan Doc #:

Document#:

04-3102228

09-0503606

11-0488072

Grant Deed

09-0832985

N/A

Full Amount on Deed

Loan Date:

20041201

Loan Amount:

110000

Contact Name:

LETHUY TRONG

Attention:

RELIABLE TRUST DEED SERVICES

Lender Type:

Not Known

Borrowers Name:

Vesting:

N/A

gal Description:

Courtesy of Chicago Title Offered by Chicago Title



Document#:

Type of Sale:

Buyer Vesting:

Document#:

Type of Sale:

Buyer Vesting:

Document Type:

Document Type:

Property History

Chicago Title

Full-Computed from Transfer Tax

04-3102227

Grant Deed

Joint Tenancy

96-0157231

Grant Deed

Price Unconfirmed

Tenants in Common

Prior Transfer - 12/01/2004

Recording Date:

Price:

12/01/2004

\$185,000.00

First TD: \$110,000.00 First TD Doc: 04-3102228

Lender Name:

THUY TRONG LE

Buyer Name: HENDRAWAN, SURJA T; WIDJAJA,

LIANA

LE, THUY TRONG; NGUYEN, HA THANH

Lot Number: 1 Legal Description:

> Sec / Twnship / Range: SW4 S30T06NR10W SBB&M Legal Brief Description: E2 N20 AC GOVERNMENT LOT1

Prior Transfer - 01/29/1996

Recording Date:

Price:

Seller Name:

01/29/1996

\$25,000.00

st TD: \$0.00

Lender Name:

Seller Name:

Buyer Name: LE, THUY TRONG; NGUYEN, HA

THANH

CONWAY, CHRIS R; HARDING, CATHERINE

Legal Description: Lot Number: 1

Sec / Twnship / Range: SW4 S30T06NR10W SBB&M

Legal Brief Description: EAST2 N20 AC GOVERNMENT LOT1

Prior Transfer - 01/29/1996

Recording Date:

01/29/1996

Document#:

96-0157230

Price:

\$0.00

Document Type:

Intrafamily Transfer or Dissolution

First TD:

\$0.00

Type of Sale:

Lender Name:

Buyer Name:

NGUYEN, HA THANH

Buyer Vesting:

Married Man as his sole and

separate property

Seller Name:

CHE, HONG LIEN THI

Legal Description:

Lot Number: 1

Sec / Twnship / Range: SW4 S30T06NR10W SBM Legal Brief Description: EAST2 N20 AC LOT1

Courtesy of Chicago Title Offered by Chicago Title





Pages:



20110488072



Recorded/Filled in Official Records Recorder's Office, Los Angeles County, California

04/01/11 AT 08:00AM

FEES:

32 00

TAXES: OTHER: NFPR 0.00

PAID:

NEPR



LEADSHEET



201104010260007

00003977784

003242733

SEQ:

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY CHICAGO TITLE COMPANY AND WHEN RECORDED MAIL TO Adams Bennett Investments, LLc 701110440072° 200 S. Main Street Corona, CA 92878 Attn: Christine Kellogg Escrow No. 118200102 - MLS Order No. 116745807-XE9 SPACE ABOVE THIS LINE FOR RECORDER'S USE -APN 3027-013-009 Assessor's Parcel No. **GRANT DEED** THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS NOT OF public record unincorporated area City of 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 FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Surja T. Hendrawan and Liana Widjaja, husband and wife, as joint tenants hereby GRANT(S) to Adams Bennett Investments, LLC, a California limited liability company the following described real property in the County of Los Angeles , State of California: LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE SEE EXHIBIT A Dated March 29, 2011 STATE OF California COUNTY OF Orange } SS before me. Surja T Hendrawan L. BeAster Notary Public, personally appeared -Surja T. Hendrawan and Liana Widjaja Liana Widjaja 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. L BEASLEY Commission # 1893641 Notary Public - California I certify under PENALTY OF PERJURY under the laws of the State of Orange County California that the foregoing paragraph is true and correct. Comm. Expires Jun 25, 201 WITNESS TOY be official seal 200 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

Street Address

GD1 ~ 12/03/07 AA

Name

136

City, State & Zin

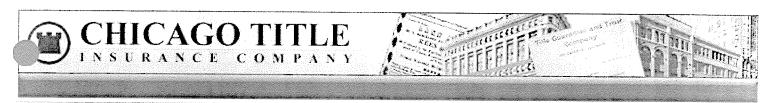
EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: (3027-013-009)

THE EAST HALF OF THE NORTH 20 ACRES OF GOVERNMENT LOT 1 IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 10 WEST, SAN BERNARDINO BASE AND MERIDIAN, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY SURVEYOR GENERAL

END OF LEGAL DESCRIPTION



Profile Report

Chicago Title



Primary Owner: ADAMS BENNETT INVESTMENTS LLC,

Secondary Owner:

Mail Address: 200 S MAIN ST

CORONA, CA 92882-2211

Site Address: VIC PALMDALE BL 85TH STE

SUN VILLAGE, CA 93543

APN: 3027-013-011

Housing Tract Number:

Lot Number: 1

Legal Description: Lot Code: 1

Sec / Twnship / Range: SEC 30 TWN 6N RNG 10W Legal Brief Description: LOT:1 CITY:REGION/CLUSTER: 01/01113 SEC/TWN/RNG/MER:SEC 30 TWN 6N RNG 10W E 10 ACS OF S 20 ACS OF N 40 ACS OF LOT 1 IN SW 1/4 OF SEC

30 T 6N R 10W

City / Muni / Twp: REGION/CLUSTER: 01/01113

Property Details

Bedrooms:

0

Year Built:

Square Feet:

Bathrooms:

0

Garage:

Lot Size:

10 AC

Total Rooms:

LCA21*

Fireplace:

Number of Units: 0

Zoning:

Pool:

Use Code:

Desert or Barren Land

No of Stories:

Building Style:

Sale Information

Transfer Date: 04/01/2011

Seller:

HENDRAWAN, SURJA T; WIDJAJA, LIANA

Transfer Value: \$71,500.00

Document#: <u>11-0488073</u>

Cost/Sq Feet:

Title Company: CHICAGO TITLE COMPANY

Assessment and Taxes

Assessed Value:

\$72,624.00

Percent Improvement: 0.00%

Homeowner Exemption:

Land Value:

\$72,624.00

Tax Amount:

\$1,283.36

Tax Rate Area:

Market Value:

4-681

Improvement Value:

\$0.00

Tax Account ID:

Market Land Value:

Tax Status:

Current

Market Improvement Value:

Year:

2012

Courtesy of Chicago Title Offered by Chicago Title



Property History

Chicago Title (

ADAMS BENNETT INVESTMENTS LLC, VIC PALMDALE BL 85TH STE, SUN VILLAGE, CA 93543 APN: 3027-013-011 LOS ANGELES COUNTY

Document#:

Type of Sale:

Buyer Vesting:

Document#:

Type of Sale:

Buyer Vesting:

Document Type:

Document Type:

Prior Transfer - 04/01/2011

Recording Date:

Lender Name: **Buver Name:**

Seller Name:

04/01/2011

Price: First TD: \$71,500.00

\$0.00

ADAMS BENNETT INVESTMENTS

LLC,

Legal Description:

HENDRAWAN, SURJA T; WIDJAJA, LIANA Lot Number: 1

Sec / Twnship / Range: SW4 S30T06NR10W SBB&M

Prior Transfer - 10/31/2005

pecording Date:

Lender Name: **Buyer Name:**

ce:

First TD:

10/31/2005

\$100,000.00

\$0.00

HENDRAWAN, SURJA T; WIDJAJA, LIANA

Seller Name: TOWNSEND, WILLIAM

Legal Description:

Lot Number: 1

Sec / Twnship / Range: SW4 S30T06NR10W

Legal Brief Description: EAST10 AC S20 AC N40 AC LOT1

Prior Transfer - 10/01/2004

Recording Date:

10/01/2004

Document#:

\$48,000.00

\$0.00

Type of Sale:

Document Type:

04-2539852 **Public Action**

11-0488073

Grant Deed

05-2616525

Grant Deed

Joint Tenancy

Full-Computed from Transfer Tax

N/A

Full Amount on Deed

Sold for Taxes

Lender Name:

Buyer Name:

Price:

First TD:

TOWNSEND, WILLIAM

Buyer Vesting:

N/A

Seller Name:

FEDERAL DEPOSIT INS CORP, ; MISSION VALLEY BK,

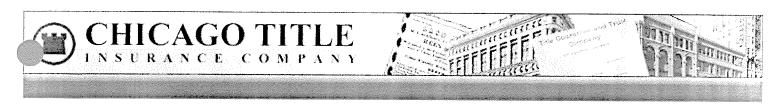
Legal Description:

Lot Number: 1

Sec / Twnship / Range: SW4 S30T06NR10W

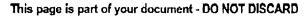
Legal Brief Description: EAST10 AC S20 AC N40 AC LOT1

Courtesy of Chicago Title Offered by Chicago Title





Courtesy of Chicago Title
Offered by Chicago Title
All Information produced is deemed reliable but is not guaranteed.





20110488073



Recorded/Filed in Official Records Recorder's Office, Los Angeles County, California

04/01/11 AT 08:00AM

FEES: 22.00

Pages: 0003

TAXES: NEPR OTHER: 0.00

PAID: NFPR



LEADSHEET



201104010260007

00003977785

003242733

SEQ:

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY CHICAGO TITLE COMPANY AND WHEN RECORDED MAIL TO Adams Bennett Investments, LLC 201104880731 200 S. Main Street Corona, CA 92878 Attn: Christine Kellogg Escrow No. 118200102 - M19 Order No. 118200102 -APN 3027-013-011 SPACE ABOVE THIS LINE FOR RECORDER'S USE -Assessor's Parcel No. **GRANT DEED** THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAXIS not of public record TRANSFER TAX NOT A PUBLIC RECORD unincorporated area City of X 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 FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Surja T. Hendrawan and Liana Widjaja, husband and wife, as joint tenants hereby GRANT(S) to Adams Bennett Investments, LLC, a California limited liability company the following described real property in the County of Los Angeles State of California: LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE Dated March 29, 2011 STATE OF California COUNTY OF, Orange, } SS. MARCH 24,2011 before me. Surja T Hendrawar L. BEASLEY Notary Public, personally appeared_ Surja T Hendrawan and Liana Widjaja Liana Widjaja 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. L. BEASLEY Commission # 1893641 Notary Public - California Grange County I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing partitionable true and correct Comm. Expires Jun 25 WINESS my hand and official seal Da Date My Commission Expires FOR NOTARY SEAL OR STAMP

GD2 -- 12/03/07 AA

Name

Street Address

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

City, State & Zip

LEGAL DESCRIPTION

PARCEL 2: (3027-013-011)

THE EAST HALF OF THE SOUTH 20 ACRES OF THE NORTH 40 ACRES OF GOVERNMENT LOT 1, IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 10 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

EXCEPT ONE-HALF (1/2) INTEREST IN ALL MINERALS, OIL, GAS, BREA, ASPHALTUM, COAL AND ALL OTHER HYDROCARBON SUBSTANCES, AND ALL GEOTHERMAL RESOURCES, LYING IN OR UNDER THE LAND DESCRIBED HEREIN, BUT WITHOUT THE RIGHT OF SURFACE ENTRY TO EXTRACT THE SAME, AS GRANTED TO ARBA HOLDING CO, A GENERAL PARTNERSHIP IN DEED RECORDED MAY 2, 1988 AS INSTRUMENT NO. 88-601860, OFFICIAL RECORDS.

END OF LEGAL DESCRIPTION



Profile Report

Chicago Title (

Primary Owner: ADAMS BENNETT INVESTMENTS LLC

Secondary Owner:

Mail Address: 200 N MAIN ST # 200

CORONA, CA 92882

Site Address: PALMDALE BLVD VIC 80 STE

PALMDALE, CA 93552

APN: 3027-013-017

Housing Tract Number:

Lot Number: 2

Legal Description: Lot Code: 2

Sec / Twnship / Range: SEC 30 TWN 6N RNG 10W Legal Brief Description: LOT:2 CITY:REGION/CLUSTER: 01/01113 SEC/TWN/RNG/MER: SEC 30 TWN 6N RNG 10W 82.03 ACS BEING EX OF RD LOT 2 IN SW 1/4 OF SEC 30 T 6N

R 10W

City / Muni / Twp: REGION/CLUSTER: 01/01113

Property Details

Bedrooms:

0

Year Built:

Garage:

Lot Size:

Square Feet:

Number of Units: 0

82.03 AC

Total Rooms:

Bathrooms:

Zoning:

LCA21*

Pool:

Fireplace:

Use Code:

Desert or Barren Land

No of Stories:

Building Style:

Sale Information

Transfer Date: 12/23/2010

Seller:

LAHOOD, FARES

Transfer Value: \$1,000,010.00

Document#:

10-1909118

Cost/Sq Feet:

Title Company: CHICAGO TITLE COMPANY

Assessment and Taxes

Assessed Value:

\$1,040,400.00 **Percent Improvement:** 0.00%

4-681

Land Value:

\$1,040,400.00 Tax Amount:

\$14,143.50 Tax Rate Area:

Homeowner Exemption:

Current

Improvement Value:

\$0.00

Tax Account ID:

Market Land Value:

Tax Status: Market Value:

Market Improvement Value:

Year:

2012

Courtesy of Chicago Title Offered by Chicago Title





ADAMS BENNETT INVESTMENTS LLC PALMDALE BLVD VIC 80 STE, PALMDALE, CA 93552 APN: 3027-013-017 LOS ANGELES COUNTY

Prior Transfer - 12/23/2010

Recording Date:

12/23/2010

Price:

\$1,000,010.00

First TD:

\$600,000.00

First TD Doc: Lender Name: 10-1909119

Buyer Name:

FARES LAHOOD

ADAMS BENNETT INVESTMENTS

LLC,

Seller Name:

Legal Description:

LAHOOD, FARES

Sec / Twnship / Range: W2SW4 S30T06NR10W SBM

Mortgage Record - 04/30/2009

cording Date:

04/30/2009

\$300,000.00

Document#: Loan Type:

Type of Financing:

Document#:

Type of Sale:

Buyer Vesting:

Document Type:

09-0631771 Unknown

LAHOOD, FARES

10-1909118

Grant Deed

N/A

Full Amount on Deed

San Amount: **TD Due Date:**

Lender Name:

PACMED

Lender Type:

Other

Vesting:

Borrowers Name:

Married Man as his sole and separate property

Legal Description:

Sec / Twnship / Range: W2SW4 S30T06NR10W SBM

Mortgage Record - 02/07/2007

Recording Date:

02/07/2007

Document#:

07-0266177

Loan Amount:

\$300,000.00

Loan Type:

Unknown

TD Due Date: Lender Name:

PACMED

Lender Type:

Other

Borrowers Name:

Type of Financing:

LAHOOD, FARES

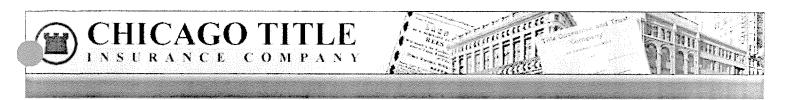
Vesting:

Married Man as his sole and separate property

Legal Description:

Sec / Twnship / Range: W2SW4 S30T06NR10W SBM

Courtesy of Chicago Title Offered by Chicago Title



Chicago Title (



Mortgage Record - 01/03/2003

Recording Date:

01/03/2003

\$50,000.00 Loan Type: 03-0020151 Unknown

Loan Amount: **TD Due Date:**

Type of Financing:

Document#:

Lender Name:

D DIMATTIO

Lender Type:

Borrowers Name:

LAHOOD, FARES

Vesting:

Married Man as his sole and separate property

Legal Description:

Sec / Twnship / Range: W2SW4 S30T06NR10W SBM

City / Muni / Twp: PALMDALE

Prior Transfer - 02/16/2001

Recording Date:

02/16/2001

Document#:

01-0269833

Price:

\$170,000.00

Document Type:

Grant Deed

First TD:

\$120,000.00

Type of Sale:

Full-Computed from Transfer Tax

First TD Doc:

01-0269834

oder Name:

DIAMONDVILLE LTD

Juyer Name:

LAHOOD, FARES

Buyer Vesting:

Married Man as his sole and

separate property

Seller Name:

, DIAMONDVILLE LIMITED

Legal Description:

Legal Brief Description: 82.03 ACS BEING EX OF RD LOT 2 IN SW 1/4 OF SEC 30 T 6N R 10W

Prior Transfer - 02/16/2001

Recording Date:

02/16/2001

Document#:

01-0269832

Price:

\$0.00

Document Type:

Intrafamily Transfer or Dissolution

First TD:

\$0.00

Type of Sale:

Transfer Tax on doc. indicated as

EXEMPT

Lender Name:

Buyer Name:

LAHOOD, FARES

Buyer Vesting:

Married Man as his sole and

separate property

Seller Name:

LAHOOD, VIOLET

Legal Description:

Legal Brief Description: 82.03 ACS BEING EX OF RD LOT 2 IN SW 1/4 OF SEC 30 T 6N R 10W

Courtesy of Chicago Title Offered by Chicago Title

This page is part of your document - DO NOT DISCARD



20101909118



Recorded/Filed in Official Records Recorder's Office, Los Angeles County, California

12/23/10 AT 08:00AM

 FEES:
 32.00

 TAXES:
 NFPR

 OTHER:
 0.00

 PAID:
 NFPR

Pages: 0003



LEADSHEET



201012230250051

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003062741

SEQ: 20

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

t72

RECORDING REQUESTED BY CHICAGO TITLE COMPANY AND WHEN RECORDED MAIL TO Adams Bennett Investments, LLC20101909118 200 North Main Street Suite 200 Corona, CA 92882 Escrow No. 935082867 - M19 00000000 - 106746799-X59 Order No. PACE ABOVE THIS LINE FOR RECORDER'S USE Assessor's Parcel No 3027-013-017 GRANT DEED THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS NOT OF PUBLIC RECORD 1. Caryor Palmodale unincorporated area 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 FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Fares Lahood, a married man, as his sole and separate property hereby GRANT(S) to ADAMS BENNETT INVESTMENTS, LLC, a California limited liability company the following described real property in the County of LOS ANGELES , State of California: LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE Dated December 8, 2010 STATE OF California COUNTY OF LOS ANGETES

- Docember 9, 2010 NINA E BEJANY Notary Public, personally appeared Fares Lahood ~ Fares Lahood who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (is here subscribed to the within instrument, and acknowledged to me that (ne) she/they executed the same in file his/ their authorized capacity(lips), 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. NINA E. BEJANY COMM. # 1746862 NOTARY PUBLIC - CALIFORNIA OS ANGELES COUNTY DMM. EXPIRES JUNE 20, 2011 I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

GD1 - 12/03/07 AA

WITNESS my hand and official soal.

Name

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE. IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

FOR NOTARY SEAL OR STAMP

G.

Page 1

Escrow No 935082867 - M19

LEGAL DESCRIPTION EXHIBIT

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN BUREAU OF LAND MANAGEMENT.

AP No. 3027-013-017

END OF LEGAL DESCRIPTION



Profile Report

Chicago Title (



Primary Owner: ADAMS BENNETT INVESTMENTS LLC

Secondary Owner:

Mail Address: 200 S MAIN ST

CORONA, CA 92882-2211

Site Address: AVE R VIC 85 STE AVE

SUN VILLAGE, CA 93543

APN: 3027-013-051

Housing Tract Number:

Lot Number:

Legal Description: Sec / Twnship / Range: SEC 30 TWN 6N RNG 10W

Legal Brief Description: CITY:REGION/CLUSTER: 01/01113 SEC/TWN/RNG/MER:SEC 30 TWN 6N RNG 10W SW 1/4 OF SW

1/4 OF SE 1/4 (EX OF ST) OF SEC 30 T 6N R 10W City / Muni / Twp: REGION/CLUSTER: 01/01113

Property Details

Irooms:

Year Built:

Square Feet:

Number of Units: 0

Bathrooms:

Garage:

Lot Size:

Pool:

9.24 AC

Total Rooms:

LCA21*

Fireplace:

Use Code:

Desert or Barren Land

No of Stories:

Zoning:

Building Style:

Sale Information

Transfer Date: 01/07/2011

Seller:

TRAN, DIEU HUYEN PHAN; PHAM, THANG DUC

Transfer Value: \$46,500.00

Document#: 11-0035078

Cost/Sq Feet:

Title Company: CHICAGO TITLE COMPANY

Assessment and Taxes

Assessed Value:

\$16,230.00

Percent Improvement: 0.00%

\$682.08

Homeowner Exemption:

Land Value:

\$16,230.00

Tax Amount:

Tax Rate Area:

4-681

Improvement Value:

\$0.00

Tax Account ID:

Tax Status:

Current

Market Improvement Value:

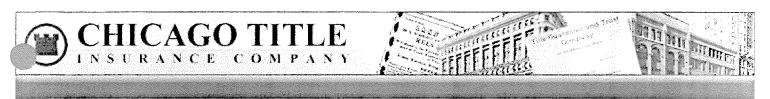
Market Land Value:

Market Value:

Tax Year:

2012

tesy of Chicago Title Offered by Chicago Title





11-0035078

Grant Deed

01-0654612

Public Action

Joint Tenancy

Full Amount on Deed

N/A

Full Amount on Deed

ADAMS BENNETT INVESTMENTS LLC **AVE R VIC 85 STE AVE, SUN VILLAGE, CA 93543** APN: 3027-013-051 LOS ANGELES COUNTY

Document#:

Type of Sale:

Buyer Vesting:

Document#:

Type of Sale:

Buyer Vesting:

Document Type:

Document Type:

Prior Transfer - 01/07/2011

Recording Date:

01/07/2011

Price: First TD: \$46,500.00

\$0.00

Buyer Name: Seller Name:

Lender Name:

ADAMS BENNETT INVESTMENTS

LLC,

Legal Description:

TRAN, DIEU HUYEN PHAN; PHAM, THANG DUC

Sec / Twnship / Range: SW4SW4SE4 S30T06NR10W SBM City / Muni / Twp: PALMDALE

Prior Transfer - 04/18/2001

Recording Date:

04/18/2001 \$7,211.00

First TD: \$0.00

Lender Name:

ce:

Buyer Name:

TRAN, DIEU HUYEN PHAN; PHAM,

THANG DUC

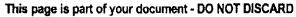
Seller Name:

Legal Description:

ZIEMELIS, MARTINA; PRISMANTAS, ALMA

Sec / Twnship / Range: SW4SW4SE4 S30T06NR10W

Courtesy of Chicago Title Offered by Chicago Title







20110035078



Pages: 0003

Recorded/Filed in Official Records Recorder's Office, Los Angeles County, California

01/07/11 AT 08:00AM

FEES:

32.00

TAXES:

NFPR 0.00

PAID:

NEPR



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SEQ:

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T72

RECORDING REQUESTED BY CHICAGO TITLE COMPANY AND WHEN RECORDED MAIL TO Adams Bennett Investments, LLC 200 S. Main Street Corona, CA 92878 Attn: Kaye Bennett Escraw No. 935082913 - M19 Order No. 106746993-X59 SPACE ABOVE THIS LINE FOR REDORDER'S USE -Assessor's Parcel No. 3027-013-051 GRANT DEED THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS NOT public record (City of pa/mda/e unincorporated area 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 FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Dieu-Huyen Phan Tran and Thang Duc Pham hereby GRANT(S) to Adams Bennett Investments, LLC, a California limited liability company the following described real property in the County of LOS ANGELES , State of California: LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE Dated November 24, 2010 Dien Huyen Phan Tran STATE OF California Dieu-Huyen Phan Tran COUNTY OF } SS. before me, THANG DUC PHAN 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. MICHAEL CHU Commission # 1811966 Notary Public - California

GD1 -- 12/03/07 AA

Street Address

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

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.

Name

City, State & Zip

FOR NOTARY SEAL OR STAMP

Los Angeles County Comm. Expires Sep 28, 2012

13

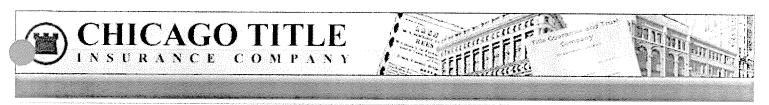
Page 1

Escrow No. 935082913 - M19

LEGAL DESCRIPTION EXHIBIT

THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN ACCORDING TO OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL ON JUNE 19, 1956.

ASSESSOR'S PARCEL NO. 3027-013-051



Profile Report

Chicago Title



Primary Owner: ADAMS BENNETT INVESTMENTS LLC

Secondary Owner:

Mail Address: 200 S MAIN ST STE 200

CORONA, CA 92882-2212

Site Address: VIC AVE R 85 STE

LITTLE ROCK, CA 93543

APN: 3042-021-002

Housing Tract Number:

Lot Number: 1

Legal Description: Lot Code: 1

Sec / Twnship / Range: SEC 31 TWN 6N RNG 10W Legal Brief Description: LOT:1 CITY:REGION/CLUSTER: 01/01113 SEC/TWN/RNG/MER:SEC 31 TWN 6N RNG 10W W 1/2 OF N 1/2 OF N 1/2 OF LOT 1 IN NW 1/4 OF SEC 31 T 6N R

City / Muni / Twp: REGION/CLUSTER: 01/01113

Property Details

Bedrooms:

0

0

Total Rooms:

Zoning: LCA21*

No of Stories:

Bathrooms:

Building Style:

Year Built:

Garage:

Fireplace:

Pool:

Square Feet:

Lot Size:

10 AC

Number of Units: 0

Use Code:

Desert or Barren Land

Sale Information

Transfer Date: 12/15/2010

Seller:

BAKER, GREG

Transfer Value: \$60,000.00

Document#:

10-1853778

Cost/Sq Feet:

Title Company: CHICAGO TITLE COMPANY

Assessment and Taxes

Assessed Value:

\$62,424.00

Percent Improvement: 0.00%

\$1,162.24

Tax Rate Area:

Homeowner Exemption:

4-681

Land Value:

\$62,424.00

Tax Amount:

Tax Status:

Current

Market Improvement Value:

\$0.00

Tax Account ID:

Market Land Value:

Market Value:

Improvement Value:

Year:

2012

Courtesy of Chicago Title Offered by Chicago Title





Chicago Title (



ADAMS BENNETT INVESTMENTS LLC VIC AVE R 85 STE, LITTLE ROCK, CA 93543 APN: 3042-021-002 LOS ANGELES COUNTY

Prior Transfer - 12/15/2010

Recording Date:

12/15/2010

Price: First TD: \$60,000.00

\$0.00

Buyer Name:

Lender Name:

LLC,

Seller Name:

Legal Description:

BAKER, GREG

ADAMS BENNETT INVESTMENTS

Sec / Twnship / Range: NW4NE4NW4 S31T06NR10W SBM

Prior Transfer - 03/31/2000

Recording Date:

03/31/2000

\$15,000.00

rst TD:

\$0.00

Document#:

Document#:

Type of Sale:

Buyer Vesting:

Document Type:

Document Type:

Type of Sale:

00-0486946 Individual Deed

10-1853778

Grant Deed

N/A

Full Amount on Deed

Full-Computed from Transfer Tax

Lender Name:

Buyer Name:

ice:

BAKER, GREG

Buyer Vesting:

N/A

Seller Name:

TRUST, TORMEY, TRUMAN L AND MARY M TRS TORMEY; COLLINS, HARVEY

Legal Description:

Legal Brief Description: W 1/2 OF N 1/2 OF N 1/2 OF LOT 1 IN NW 1/4 OF SEC 31 T 6N R 10W

Prior Transfer - 12/04/1996

Recording Date:

12/04/1996 \$159,036.00 Document#:

Document Type:

96-1945844 Trustee's Deed

First TD:

Price:

\$0.00

Type of Sale:

Full Amount on Deed

Lender Name:

Buyer Name:

FRIED, NATHAN; FRIED, EVELYN

Buyer Vesting:

Revocable Trust

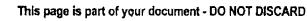
Seller Name:

UMERCO PARTNERSHIP, ; FRIED, NATHAN

Legal Description:

 $\textbf{Legal Brief Description:} \ \ \text{W} \ \ 1/2 \ \ \text{OF N} \ \ 1/2 \ \ \text{OF LOT} \ 1 \ \ \text{IN NW} \ \ 1/4 \ \ \text{OF SEC} \ 31 \ \ \text{T} \ \ \text{6N} \ \ \text{R} \ \ 10 \ \text{W}$

Courtesy of Chicago Title Offered by Chicago Title







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Pages: 0003

Recorded/Filed in Official Records Recorder's Office, Los Angeles County, California

12/15/10 AT 08:00AM

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TAXES:

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A

RECORDING REQUESTED BY CHICAGO TITLE COMPANY AND WHEN RECORDED MAIL TO

Adams Bennett Investments,

LLC

200 South Main Street

Suite 200

Corona, CA 92882

Attn: Kaye Bennett



Escrow No. 935082923 - M19 Order No. 106747028-X59

SPACE ABOVE THIS LINE FOR RECORDER'S USE -

Assessor's Parcel No. 3042-021-002

GRANT DEED THE UNDERSIGNED GRANTOR(S) DECLARE(S)

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 FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

TRANSFER FAN NOT A PUBLIC RECORD

Greg Baker, an unmarried man

hereby GRANT(S) to

Adams Bennett Investments, LLC, a California limited liability company

the following described real property in the County of Los Angeles

. State of California:

Gred Baker

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

Dated November 22, 2010

STATE OF CALIFORNIA

COUNTY OF Los Angeles
On 12-1-10

before me.

R. Hernandez

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/their 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

R. HERNANDEZ Commission # 1777626 Notary Public - California Los Angeles County My Comm. Sipher Nov 4, 2011

WITNESS my hand al seal

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

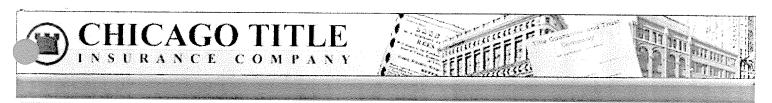
3

Page 1

Escrow No. 935082923 - M19

LEGAL DESCRIPTION EXHIBIT

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL ON JUNE 19, 1986.



Profile Report

Chicago Title



Primary Owner: ADAMS BENNETT INVESTMENTS LLC

Secondary Owner:

Mail Address: 200 S MAIN ST

CORONA, CA 92882-2211

Site Address: VIC 85TH STE AVE R

SUN VILLAGE, CA 93543

APN: 3042-021-003

Housing Tract Number:

Lot Number: 1

Legal Description: Lot Code: 1

Sec / Twnship / Range: SEC 31 TWN 6N RNG 10W Legal Brief Description: LOT:1 CITY:REGION/CLUSTER: 01/01113 SEC/TWN/RNG/MER: SEC 31 TWN 6N RNG 10W E 1/2 OF S 1/2 OF N 1/2 OF LOT 1 IN NW 1/4 OF SEC 31 T 6N R

City / Muni / Twp: REGION/CLUSTER: 01/01113

Property Details

Bedrooms: Bathrooms: 0

Total Rooms:

Zoning: LCA21*

No of Stories:

Building Style:

Year Built:

Garage:

Fireplace:

Pool:

Square Feet:

Lot Size:

10 AC

Number of Units: 0

Use Code:

Desert or Barren Land

Sale Information

Transfer Date: 02/15/2011

Seller:

KNOLL, PHILIP LEARN; KNOLL, ALDENE LYNN

Transfer Value: \$75,000.00

Document#: <u>11-0245884</u>

Cost/Sq Feet:

Title Company: CHICAGO TITLE COMPANY

Assessment and Taxes

Assessed Value:

\$16,230.00

Percent Improvement: 0.00%

\$682.08

Homeowner Exemption:

Land Value:

\$16,230.00

Tax Amount:

Tax Rate Area:

Market Value:

4-681

Improvement Value:

\$0.00

Tax Account ID:

Tax Status:

Current

Market Improvement Value:

Market Land Value:

Year:

2012

Courtesy of Chicago Title Offered by Chicago Title





ADAMS BENNETT INVESTMENTS LLC VIC 85TH STE AVE R, SUN VILLAGE, CA 93543 APN: 3042-021-003 LOS ANGELES COUNTY

Prior Transfer - 02/15/2011

Recording Date:

02/15/2011

Price:

First TD:

\$75,000.00

\$0.00

Lender Name:

Buyer Name:

ADAMS BENNETT INVESTMENTS

LLC,

Seller Name:

KNOLL, PHILIP LEARN; KNOLL, ALDENE LYNN

Legal Description:

Sec / Twnship / Range: SE4NE4NW4 S31T06NR10W SBM

Prior Transfer - 08/04/2005

Recording Date:

08/04/2005

Document#:

05-1863473

11-0245884

Grant Deed

N/A

Full Amount on Deed

ce: irst TD: \$0.00

Document Type:

Intrafamily Transfer or Dissolution

\$0.00

Type of Sale:

Document#:

Type of Sale:

Buyer Vesting:

Document Type:

Non-Arms Length Transfer

Lender Name:

Buyer Name:

KNOLL, PHILIP LEARN; KNOLL, ALDENE LYNN

Buyer Vesting:

Living Trust

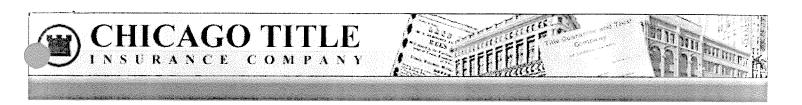
Seller Name:

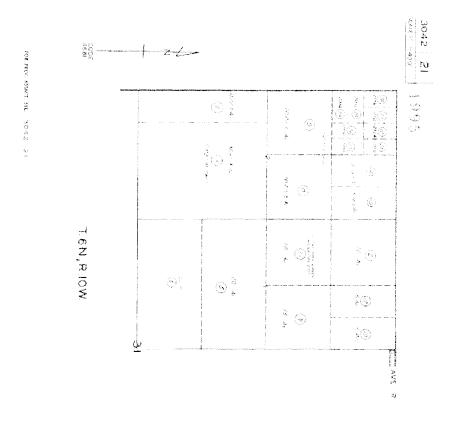
Legal Description:

KNOLL, ALDENE L; ESTATE OF DEAN M BROWN,

Sec / Twnship / Range: SE4NE4NW4 S31T06NR10W SBB&M

Courtesy of Chicago Title Offered by Chicago Title





Courtesy of Chicago Title

Offered by Chicago Title
All Information produced is deemed reliable but is not guaranteed.

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20110245884



Recorded/Filed in Official Records Recorder's Office, Los Angeles County, California

02/15/11 AT 08:00AM

FEES:

32.00

Pages: 0003

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NEPR 0.00

PAID:

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SEQ: 03

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RECORDING REQUESTED BY	
CHICAGO TITLE COMPANY	
AND WHEN RECORDED MAIL TO	
	(12) 13) (20) 1
Adams Bennett Investments,	
LLC	
200 S. Main Street	*20110245884*
Corona, CA 92878 Attn: Kaye Bennett	
Accii: Raye Beimett	
Escrow No. 118200016 - M19	
Order No. 106745531-X59	SPACE ABOVE THIS LINE FOR RECORDER'S USE
OD ANITO	Aggagaria Bargal No.
GRANT	
THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSPER TAX IS NOT OF public	ic record
X unincorporated area City of	
computed on the full value of the interest or property con	
computed on the full value less the value of tiens or encur FOR A VALUABLE CONSIDERATION, receipt of	which is hereby acknowledged,
Philip Learn Knoll and Aldene Lynn Knoll, T Living Trust, UTD, Jan 19, 2005	rustees of The Phil and Aldene Knoll
hereby GRANT(S) to	
Adams Bennett Investments, LLC, a Californi	a limited liability company
the following described real property in the	
County of Los Angeles , State	of California: AND MADE A PART HEREOF BY REPERENCE
	TO THE TOTAL PROPERTY.
	00 0
Dated February 3, 2011	-All 1, Jan 21, 10
STATE OF California	Philip Learn Knoll, Trustee of The
COUNTY OF Garcel SS.	Phil and Aldene Knoll Living Trust,
On <u>February</u> 7, 2011 before me,	UTD, Jan 19, 2005
Notary Public, personally appeared	
PhilipLearn Knoll AND	10 do: a Juma 1/2 000
Aldere Lynn Knoll	Aldene Lynn Knoll, Trustee of The
who proved to me on the basis of satisfactory evidence to be the person(s)	Phil and Aldene Knoll Living Trust,
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.	Commission # 1893641
I certify under PENALTY OF PERJURY under the laws of the State of	Notary Public - California Drange County
California that the foreigning-paragraph is true and correct.	My Comm Expires Jun 25, 2014

Date My Commission Expires

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Street Address

FOR NOTARY SEAL OR STAMP

City, State & Zip

Name

Page 1

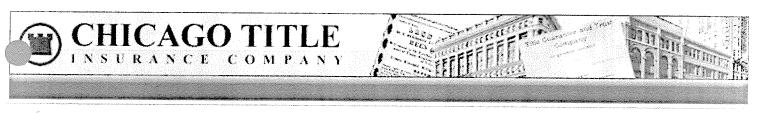
Escrow No. 118200014 -M19

LEGAL DESCRIPTION EXHIBIT

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL JUNE 19, 1856

END OF LEGAL DESCRIPTION

APN. 3042-021-003



Profile Report

Chicago Title (

Primary Owner: ADAMS BENNETT INVESTMENTS LLC

Secondary Owner:

Mail Address: 200 S MAIN ST STE 200

CORONA, CA 92882-2212

Site Address: VIC AVE R8 85 STE

LITTLE ROCK, CA 93543

APN: 3042-021-006

Housing Tract Number:

Lot Number: 1

Legal Description: Lot Code: 1

Sec / Twnship / Range: SEC 31 TWN 6N RNG 10W Legal Brief Description: LOT:1 CITY:REGION/CLUSTER: 01/01113 SEC/TWN/RNG/MER:SEC 31 TWN 6N RNG 10W S 1/2 OF S 1/2 OF LOT 1 IN NW 1/4 OF SEC 31 T 6N R 10W

City / Muni / Twp: REGION/CLUSTER: 01/01113

Property Details

Bedrooms:

0

Year Built:

Square Feet:

Bathrooms:

0

Garage:

Lot Size:

Total Rooms:

Number of Units: 0

Zoning:

LCA21*

Fireplace: Pool:

Use Code:

Desert or Barren Land

20 AC

No of Stories:

Building Style:

Sale Information

Transfer Date: 12/02/2010

Seller:

QUACH, LAP P; HUYNH, LAN M

Transfer Value: \$425,004.00

Document#:

10-1764828

Cost/Sq Feet:

Title Company: CHICAGO TITLE COMPANY

Assessment and Taxes

Assessed Value:

\$144,840.00 **Percent Improvement:** 0.00%

Homeowner Exemption:

Land Value:

\$144,840.00 Tax Amount:

\$2,449.59

Tax Rate Area:

4-681

Improvement Value:

\$0.00

Tax Account ID:

Tax Status:

Current

Market Improvement Value:

Market Land Value:

Market Value:

x Year:

2012

Courtesy of Chicago Title Offered by Chicago Title



Chicago Title (

ADAMS BENNETT INVESTMENTS LLC VIC AVE R8 85 STE, LITTLE ROCK, CA 93543 APN: 3042-021-006 LOS ANGELES COUNTY

Prior Transfer - 12/02/2010

Recording Date:

12/02/2010

Price:

\$425,004.00

Multiple Parcels Involved in this

transaction

First TD:

\$0.00

Buyer Vesting:

Document#:

Document Type:

Type of Sale: Full Amount on Deed

Lender Name:

Buyer Name:

ADAMS BENNETT INVESTMENTS

LLC,

Seller Name:

QUACH, LAP P; HUYNH, LAN M

Legal Description:

Sec / Twnship / Range: NE4SW4 S31T06NR10W SBM

Prior Transfer - 05/11/2006

cording Date:

05/11/2006

Document#:

Document Type:

06-1051914

10-1764828

Grant Deed

N/A

Price:

First TD:

\$0.00

\$0.00

Multiple Parcels Involved in this

transaction

Type of Sale:

Non-Arms Length Transfer

Intrafamily Transfer or Dissolution

Lender Name:

Buyer Name:

QUACH, LAP P; HUYNH, LAN M

Buyer Vesting:

Living Trust

Seller Name:

HUYNH, LAN MAI; QUACH, LAP PHUOC

Legal Description:

Sec / Twnship / Range: NE4SW4 S31T06NR10W SBM

Legal Brief Description: S2SE4NW4 S31T06NR10W SBM

Prior Transfer - 09/01/1993

Recording Date:

09/01/1993

Document#:

93-1711064

Price:

First TD:

\$75,000.00 Multiple Parcels Involved in this **Document Type:**

Quit Claim Deed

\$0.00

transaction

Type of Sale:

This sale only conveys a partial

interest

Lender Name:

Buyer Name:

FU, CHAO NIEN

Buyer Vesting:

N/A

Seller Name:

LIN, TING YU

Legal Description:

Sec / Twnship / Range: NE4SW4 S31T06NR10W SBM

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20101764828



Pages: 0005

Recorded/Filed In Official Records
Recorder's Office, Los Angeles County,
California

12/02/10 AT 08:00AM

FEES: 38.00

TAXES: NFPR
OTHER: 0.00

PAID: NFPR





201012020280009

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003020673

SEQ: 19

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY CHICAGO STITTLE TO MPANY MAIL TAX STATEMENTS TO MPANY AND WHEN RECORDED MAIL TO

22127011 - 20101764828*

415

KAYE BENNETT INVESTMENTS, LLC 200 North Main Street Suite 200 Corona, CA 92882

Escrow No. 935082886 - M19 Order No. 106746899-X59

- SPACE ABOVE THIS LINE FOR RECORDER'S USE -

GRANT DEED

RECORDING REQUESTED BY . CHICAGO TITLE COMPANY AND WHEN RECORDED MAIL TO 6105, et nadmatqs& conqua. MM, #1904730 TY PUBLIC - CALIFORNIA FRESMO COUNTY KAYE BENNETT INVESTMENTS. LLC MICHELLE PORTER 200 North Main Street Suite 200 Corona, CA 92882 Escrow No. 935082886 - M19 Order No. 106746899-x59 SPACE ABOVE THIS LINE FOR RECORDER'S USE -Assessor's Parcel No GRANT DEED 3042-023-00/\$3042-02/-006 THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS DOCUMENTARY TAX IS DOCUMEN unincorporated area City of TRANSFER TAX NOT A PUBLIC RECORD X computed on the full value of the interest or property conveyed, or is computed on the full value less the value of hens or encumbrances remaining at time of sale, and FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Lap P. Quach and Lan M. Huynh, Trustees of The Lap P. Quach and Lan M. Huynh Living Trust, under Declaration of Trust dated October 19, 2005 hereby GRANT(S) to ADAMS BENNETT INVESTMENTS, LLC, a California limited liability company the following described real property in the County of Los Angeles , State of California: For Legal Description, see Exhibit "A" attached hereto and incorporated herein by this reference. Dated November 14, 2010 STATE OF California Lap P. Quach, Trustee of The Lap P COUNTY, OF FRESTIC } SS. Quach and Lan M. Huynh Living Trust, JOOLD before me, under Declaration of Trust dated rorter Michelle October 19, 2005 Notary Public personally appeared and Lan M. Huynh, Trustee of The Lap P. who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) je/fare subscribed to the within instrument and acknowledged to me that be/she/they executed the same in his/her/their Quach and Lan M. Huynh Living Trust, under Declaration of Trust dated authorized capacity(les), and that by his/ber/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s), acted, executed the instrument October 19, 2005 LISA MICHELLE PORTER COMM. #1904730 I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and entrect. NOTARY PUBLIC - CALIFORNIA FRESNO COUNTY

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NC PARTY SO SHOWN, MAIL AS DIRECTED ABOVE Street Address

SEE ATTACHED NOTARIAL CERTIFICATE Uity, State & Zip

FOR NOTARY S .AL OR STAMP

BD1 - 12/03/07 AA

SEE ATTACHED
NOTARIAL CERTIFICATE
NOTARIAL CERTIFICATE
NOTARIAL CERTIFICATE
NOTARIAL CERTIFICATE

STATE OFCALIFORNIA)	20 ATON (35
COUNTY OF FT (ST) () ss.	VSI7
on November 15,2010	before me,
Lap P Quain and Lan M Huynn	
who proved to me on the basis of satisfactory evidence to be the person(s) whose within instrument and acknowledged to me that be/sbe/they executed the scapacity(ies), and that by bls/ber/their signature(s) on the instrument the person(s), the person(s), acted, executed the instrument.	same in bis/ber/their authorized
I certify under PENALTY OF PERJURY under the laws of the State of California that the correct	he foregoing paragraph is true and
WITNESS my hand and official seal.	
Signature of Notary	LISA MICHELLE PORTER COMM. #1904730 COMM. #1904730 FRESNO COUNTY My Comm. Expires September 19, 2014
STATE OF _CALIFORNIA)	
COUNTY OF	
COUNTY OF	before me,
COUNTY OF	before me,
COUNTY OF	before me,
COUNTY OF	name(s) is, are subscribed to the
COUNTY OF	name(s) is, are subscribed to the ame in his/her/their authorized or the entity upon behalf of which
On	name(s) is, are subscribed to the ame in his/her/their authorized or the entity upon behalf of which
COUNTY OF	name(s) is, are subscribed to the ame in his/her/their authorized or the entity upon behalf of which

LEGAL DESCRIPTION-EXHIBIT "A"

PARCEL 1:

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE JUNE 19, 1856.

PARCEL 2:

THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL FLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE JUNE 19, 1856.

END OF LEGAL DESCRIPTION





Profile Report

Chicago Title



Primary Owner: ADAMS BENNETT INVESTMENTS LLC

Secondary Owner:

Mail Address: 200 N MAIN ST # 200

CORONA, CA 92882

Site Address: VIC AVE R8 85 STE

LITTLE ROCK, CA 93543

APN: 3042-023-001

Housing Tract Number:

Lot Number: 1

Legal Description: Lot Code: 1

Sec / Twnship / Range: SEC 31 TWN 6N RNG 10W Legal Brief Description: LOT:1 CITY:REGION/CLUSTER: 01/01113 SEC/TWN/RNG/MER: SEC 31 TWN 6N RNG 10W 40 ACS N 1/2 OF LOT 1 IN SW 1/4 OF SEC 31 T 6N R 10W City / Muni / Twp: REGION/CLUSTER: 01/01113

Property Details

Bedrooms:

0

Year Built:

Square Feet:

Bathrooms:

0

Garage:

Lot Size:

Number of Units: 0

40 AC

Total Rooms:

LCA21*

Fireplace:

Pool:

Use Code:

Desert or Barren Land

No of Stories:

Zoning:

Building Style:

Sale Information

Transfer Date: 12/02/2010

Seller:

QUACH, LAP P; HUYNH, LAN M

Transfer Value: \$425,004.00

Document#:

10-1764828

Cost/Sq Feet:

Title Company: CHICAGO TITLE COMPANY

Assessment and Taxes

Assessed Value:

\$294,433.00 **Percent Improvement:** 0.00%

Homeowner Exemption:

Land Value:

\$294,433.00 Tax Amount:

\$4,734.42

Tax Rate Area:

4-681

Improvement Value:

\$0.00

Tax Account ID:

Tax Status:

Current

Market Improvement Value:

Market Land Value:

Market Value:

x Year:

2012

Courtesy of Chicago Title Offered by Chicago Title





ADAMS BENNETT INVESTMENTS LLC VIC AVE R8 85 STE, LITTLE ROCK, CA 93543 APN: 3042-023-001 LOS ANGELES COUNTY

Prior Transfer - 12/02/2010

Recording Date:

Price:

12/02/2010

\$425,004.00

Multiple Parcels Involved in this

transaction

First TD: Lender Name: \$0.00

ADAMS BENNETT INVESTMENTS

LLC,

Buyer Name:

Seller Name:

Legal Description:

QUACH, LAP P; HUYNH, LAN M

Sec / Twnship / Range: NE4SW4 S31T06NR10W SBM

Prior Transfer - 05/11/2006

ording Date:

05/11/2006

Document#:

Document Type:

Document#:

Type of Sale:

Buyer Vesting:

Document Type:

06-1051914

10-1764828

Grant Deed

N/A

Full Amount on Deed

Price:

First TD:

\$0.00

\$0.00

Multiple Parcels Involved in this

transaction

Type of Sale:

Non-Arms Length Transfer

Intrafamily Transfer or Dissolution

Lender Name:

Buyer Name:

QUACH, LAP P; HUYNH, LAN M

Buyer Vesting:

Living Trust

Seller Name:

HUYNH, LAN MAI; QUACH, LAP PHUOC

Legal Description:

Prior Transfer - 09/08/2004

Recording Date:

09/08/2004

Document#:

04-2303878

Price:

\$150,000.00

Document Type:

Grant Deed

First TD:

\$0.00

PHOUC

Type of Sale:

Full-Computed from Transfer Tax

Lender Name:

Buver Name:

HUYNH, LAP MAI; QUACH, LAP

Buyer Vesting:

Community Property(Marital

Community)

Seller Name:

CAVALLARO, PAUL J; WANDA CAVALLARO TRUST,

Legal Description:

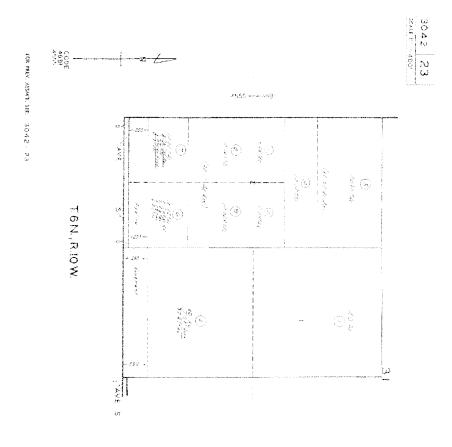
Sec / Twnship / Range: NE4SW4 S31T06NR10W SBM

Legal Brief Description: S2 SE4 NW4 SEC31 TWP06N RNG10W SBM LOCATION:LITTLEROCK CA

93543

tesy of Chicago Title ed by Chicago Title





Courtesy of Chicago Title
Offered by Chicago Title
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20101764828



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FEES:

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Pages: 0005

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003020673

SEQ: 19

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THIS FORM IS NOT TO BE DUPLICATED

RECORDING REOUESTED BY
CHICAGO TITTUE SOMPANY
Mail Tax Statements to Mail to

KAYE BENNETT INVESTMENTS, LLC
200 North Main Street
Suite 200
Corona, CA 92882

Escrow No. 935082886 - M19
Order No. 106746899-X59

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

RECORDING REQUESTED BY . CHICAGO TITLE COMPANY AND WHEN RECORDED MAIL TO Expires September 19, 2014 FRESHO COUNTY
TO PUBLIC - CALIFORNIA KAYE BENNETT INVESTMENTS. 3 0E74091# .MM LLC MICHELLE PORTER 200 North Main Street Suite 200 Corona, CA 92882 Escrow No. 935082886 - M19 Order No. 106746899-X59 SPACE ABOVE THIS LINE FOR RECORDER'S USE -Assessor's Parcel No GRANT DEED 3042-023-00/\$3042-021-006 THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS DOCUMENTARY Transfer Tax Not of Public Record X unincorporated area City of TRANSFER TAX X computed on the full value of the interest or property conveyed, or is NOT A PUBLIC RECORD computed on the full value less the value of liens or encumbrances remaining at time of sale, and FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Lap P. Quach, and Lan M. Huynh, Trustees of The Lap P. Quach and Lan M. Huynh Living Trust, under Declaration of Trust dated October 19, 2005 hereby GRANT(S) to ADAMS BENNETT INVESTMENTS, LLC, a California limited liability company the following described real property in the County of Los Angeles , State of California: For Legal Description, see Exhibit "A" attached hereto and incorporated herein by this reference. Dated November 14, 2010 STATE OF California Lap P. Quach, Trustee of The Lap P) SS. Quach and Lan M. Huynh Living Trust, before me, under Declaration of Trust dated October 19, 2005 Notary Public personally appeared LAP P. QVAUN AND 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/shrd/they executed the same in his/her/their authorized capacity(ies), and that by his/ber/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s), acted, executed the instrument Lan M. Huynh, Trustee of The Lap P. Quach and Lan M. Huynh Living Trust, under Declaration of Trust dated October 19, 2005 LISA MICHELLE PORTER COMM. #1904730 I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and entrect. NOTARY PUBLIC - CALIFORNIA FRESNO COUNTY My Camm. Expires September 19, 2014

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Street Address

see attached Notarial certificate City, State & Zip

FOR NOTARY S .AL OR STAMP

WITNESS my hand and official se

Name



STATE OF	CALIFORNIA)		CC LISA
COUNTY	FTESNO) SS.)		-
on 100	rember 15, Michelle Portei	2010			before me,
Lap P	personally appeared QUALM and	Lan M	Huynn		
capacity(ies),	nent and acknowledge	ir signature(s) on '	e/spe/they ever	con(s) whose name(s) is? cuted the same in his, e person(s), or the entity	Therete much and and
I certify under correct	PENALTY OF PERJURY	under the laws o	f the State of Call	fornia that the foregoing	paragraph is true and
WITNESS my	hand and official seal.				
Lisa	Michelle Signature of Notary	Pel		COMM. NOTARY PUB FRESN	ELLE PORTER #1904730 ELIC - CALIFORNIA COUNTY September 19, 2014 ELIC ELIC
COUNTY OF	CALIFORNIA -) ss.		before me,
personally app					Doloro IIIo,
capacity(ies), a	ent and acknowledger	d to me that he signature(s) on th	i/cha/thau avaai	n(s) whose name(s) is, a uted the same in his/l person(s), or the entity to	hanna daharatan sasakan sasa da
I certify under I correct.	PENALTY OF PERJURY	under the laws of	the State of Califo	ornia that the foregoing p	aragraph is true and
WITNESS my h	and and official seal.				
Name of the same o	Signature of Notary		-		

5

LEGAL DESCRIPTION-EXHIBIT "A"

PARCEL 1:

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE JUNE 19, 1856.

PARCEL 2:

THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE JUNE 19, 1856.

END OF LEGAL DESCRIPTION



Profile Report

Chicago Title (

Primary Owner: ADAMS BENNETT INVESTMENTS LLC

Secondary Owner:

Mail Address: 200 S MAIN ST STE 200

CORONA, CA 92882-2212

Site Address: VIC 80TH STE AVE R

SUN VILLAGE, CA 93543

APN: 3042-021-008

Housing Tract Number:

Lot Number: 2

Legal Description: Lot Code: 2

Sec / Twnship / Range: SEC 31 TWN 6N RNG 10W Legal Brief Description: LOT:2 CITY:REGION/CLUSTER: 01/01113 SEC/TWN/RNG/MER: SEC 31 TWN 6N RNG 10W SE 1/4 OF N 1/2 OF LOT 2 IN NW 1/4 OF SEC 31 T 6N R 10W

City / Muni / Twp: REGION/CLUSTER: 01/01113

Property Details

Bedrooms:

0

Year Built:

Square Feet:

Bathrooms:

0

Garage:

Lot Size:

Number of Units: 0

Total Rooms:

Zoning: LCA21* Fireplace:

Pool:

Use Code:

Desert or Barren Land

10.28 AC

No of Stories:

Building Style:

Sale Information

Transfer Date: 12/22/2010

Seller:

HAYWARD, MANNON RIVERA; HAYWARD, TOBY B

\$1,260.94

Transfer Value: \$67,000.00

Document#: 10-1892674

Cost/Sq Feet:

Title Company: CHICAGO TITLE COMPANY

Assessment and Taxes

Assessed Value:

\$68,340.00

Percent Improvement: 0.00%

Homeowner Exemption:

Land Value:

\$68,340.00

Tax Amount:

Tax Rate Area:

4-681

Improvement Value:

\$0.00

Tax Account ID:

Tax Status:

Current

Market Improvement Value:

Market Land Value:

Market Value:

x Year:

2012

Courtesy of Chicago Title Offered by Chicago Title



Property History



10-1892674

Grant Deed

N/A

Full Amount on Deed

ADAMS BENNETT INVESTMENTS LLC VIC 80TH STE AVE R, SUN VILLAGE, CA 93543 APN: 3042-021-008 LOS ANGELES COUNTY

Document#:

Type of Sale:

Buyer Vesting:

Document Type:

Prior Transfer - 12/22/2010

Recording Date:

12/22/2010

Price: First TD: \$67,000.00

\$0.00

Lender Name:

Buyer Name:

Seller Name:

ADAMS BENNETT INVESTMENTS

LLC,

HAYWARD, MANNON RIVERA; HAYWARD, TOBY B

Legal Description:

Sec / Twnship / Range: SE4NW4NW4 S31T06NR10W SBM

Courtesy of Chicago Title Offered by Chicago Title

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20101892674



Pages: 0008

Recorded/Filed in Official Records Recorder's Office, Los Angeles County, California

12/22/10 AT 08:00AM

FEES: 47.00
TAXES: NFPR
OTHER: 0.00

OTHER: 0.00
PAID: NFPR





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SEQ: 07

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

2

RECORDING REQUESTED BY CHICAGO TITLE COMPANY AND WHEN RECORDED MAIL TO Kaye Bennett Investments, LLC 200 South Main Street Suite 200 Corona, CA 92882 Attn: Kaye Bennett Escrow No. 935082908 - W19 Order No. 106746980-X89 SPACE ABOVE THIS LINE FOR RECORDER'S USE -Assessor's Parcel No. 3042-021-008 GRANT DEED THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS SNOT OF PUBLIC PECOYOL Dayor Palmoale TRANSFER TAX NOT A PUBLIC RECORD X unincorporated area 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 FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Mannon Rivera Hayward and Toby B. Hayward, wife and husband, Linda Rivera-Venezia and Jay Venezia, wife and husband, and Gabriel A. Rivera, Jr. and Mary Rose Rivera, husband and wife hereby GRANT(S) to

ADAMS BENNETT INVESTMENTS, LLC, a California limited liability company

the following described real property in the County of Los Angeles

, State of California:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

Dated December 11, 2010 STATE OF CARGORIA SEE SIGNATURE PAGE ATTACHED COUNTY OF 1 08 18 gc 5010) SS December before me, Dorinda EVEREN Notary Public, personally appeared MANY Ence Rivera Rivera

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/sare subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(los), 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.

DORINDA L. EVERETT COMM. #1762643 FI MOTARY PUBLIC - CALIFORNIA LOS ANGELES COUNTY y Comm. Expires August 20, 2011

WITNESS my hand and official seal

Dalo 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

Mannon Rivera Hayward

Toby B. Hayward

Linda Rivera-Venezia

My Ista

Gabriel A. Rivera; Ur.

Jay Venezia

Mary Rose Rivera

Mannon Rivera Rayward

Linda Rivera-Venezia

Gabriel A. Rivera, Jr.

Toby B. Hayward

Jay Venezia

Mary Rose Rivera

Mannon Rivera Hayward

Linda Rivera Venezia

Gabriel A. Rivera, Jr

Toby B. Hayward

Jay Venezia

Mary Rose Rivera

STATE OFCA	LIFORNIA)
COUNTY OF	LOS ANGELES) SS.)
On Notary Public, pers	CHERYL A. SMITH	before me,
, road y deno, por	MANNON RIVERA HAYWARD	
within instrument capacity(ies), and	and acknowledged to me that	ence to be the person(s) whose name(s) is/are subscribed to the the/she/they executed the same in his/her/their authorized on the instrument the person(e), or the entity upon behalf of which
I certify under PEN correct	IALTY OF PERJURY under the law	s of the State of California that the foregoing paragraph is true and
WITNESS my hand	d and official seal	Jack and the state of the state
C. hing	Signature of Notary	CHERYL A. SMITH Commission # 1718387 Notary Public - California & Los Angeles County My Corum Expires Jan 26, 2011
STATE OF _CAL	JFORNIA LOS ANGELES)) ss.)
On	DECEMBER 16, 2010	before me,
personally appeare	TOBY B. HAYWARD	
within instrument capacity(les), and	and acknowledged to me that	ence to be the person(s) whose name(s) is/are-subscribed to the he/she/they executed the same in his/her/their authorized on the instrument the person(s), or the entity upon behalf of which
I certify under PEN correct	IALTY OF PERJURY under the law:	s of the State of California that the foregoing paragraph is true and
WITNESS my hand	and official seal.	CHERYLA. SMITH Commission 17718387 Notary Public - California a Los Angeles County My Comm Expires Jan 26, 2011

Signature of Notary

STATE OF _C	CALIFORNIA	· ·	
COUNTY OF_	LOS ANGELES) SS.)	
On	DECEMBER 16, 2010 CHERYL A. SMITH		before me,
Notary Public, pe	rsonally appeared	n kanan dalam kanan kanan Propositi ya manan kanan	
****	LINDA RIVERA-VENEZIA		
within instrumer capacity(ies), and	it and acknowledged to me that be/st	be the person(s) whose name(s) Is/a#e subs ne/they executed the same in his/her/the nstrument the person(s), or the entity upon be	hazirodtus zi
I certify under PE correct	NALTY OF PERJURY under the laws of the	State of California that the foregoing paragrap	oh is true and
WITNESS my har	nd and official seal.	CHERYL Commission	# 171020 P
Cherry	A. Smith	Los Angele My Comm Botte	- California
STATE OF _CA	ALIFORNIA	.)	
COUNTY OF_	LOS ANGELES) SS. _)	
On	DECEMBER 16, 2010 CHERYL A. SMITH		before me,
personally appea	TAV UENETTA		
***************************************	JAI VENEZIA		enderen bereitste der Angelein eine eine
within instrument capacity(les), and	t and acknowledged to me that he/st	be the person(e) whose name(s) is/are subs re/they executed the same in his/her/thei instrument the person(e), or the entity upon be	e authorizad
I certify under PE correct.	NALTY OF PERJURY under the laws of the	State of California that the foregoing paragrap	th is true and
WITNESS my har	nd and official seal.	CHERYL A. ST Commission # 1	718487
Cleryl	And Signature of Notary	Notary Public - C Los Angeles C My Comm Boths to	ounty 🚆

Page 1 Escrow No. 935082905 - M19

LEGAL DESCRIPTION EXHIBIT

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL JUNE 19, 1956

(APN 3042-021-008)



Profile Report

Chicago Title (

Primary Owner: ADAMS BENNETT INVESTMENTS LLC

Secondary Owner:

Mail Address: 200 S MAIN ST STE 200 CORONA, CA 92882-2212

Site Address: 80TH STE VIC AVE R

SUN VILLAGE, CA 93543

APN: 3042-021-009

Housing Tract Number:

Lot Number: 2

Legal Description: Lot Code: 2

Sec / Twnship / Range: SEC 31 TWN 6N RNG 10W Legal Brief Description: LOT:2 CITY:REGION/CLUSTER: 01/01113 SEC/TWN/RNG/MER: SEC 31 TWN 6N RNG 10W SW 1/4 OF N 1/2 OF LOT 2 IN NW 1/4 OF SEC 31 T 6N R 10W

City / Muni / Twp: REGION/CLUSTER: 01/01113

Property Details

Bedrooms: Bathrooms: Λ

Year Built:

Square Feet:

LCA21*

Garage:

Lot Size:

Number of Units: 0

Total Rooms:

Zoning:

Fireplace:

Pool:

Use Code:

Desert or Barren Land

10.28 AC

No of Stories:

Building Style:

Sale Information

Transfer Date: 12/15/2010

Seller:

FRIED, EVELYN; GILBERT, BARBARA FRIED

Transfer Value: \$11,500.00

Document#: 10-1853779

Cost/Sq Feet:

Title Company: CHICAGO TITLE COMPANY

Assessment and Taxes

Assessed Value:

\$61,200.00

Percent Improvement: 0.00%

Homeowner Exemption:

Land Value:

\$61,200.00

Tax Amount:

\$1,185.24 Tax Rate Area: 4-681

Improvement Value:

\$0.00

Tax Account ID:

Tax Status:

Current

Market Improvement Value:

Market Land Value:

Market Value:

x Year:

2012

Courtesy of Chicago Title Offered by Chicago Title



Property History

Chicago Title (

10-1853779

Grant Deed

N/A

Full Amount on Deed

ADAMS BENNETT INVESTMENTS LLC 80TH STE VIC AVE R, SUN VILLAGE, CA 93543 APN: 3042-021-009 LOS ANGELES COUNTY

Document#:

Type of Sale:

Buyer Vesting:

Document Type:

Prior Transfer - 12/15/2010

Recording Date:

12/15/2010

Price:

First TD:

Lender Name: Buyer Name:

\$11,500.00

\$0.00

ADAMS BENNETT INVESTMENTS

LLC,

Seller Name:

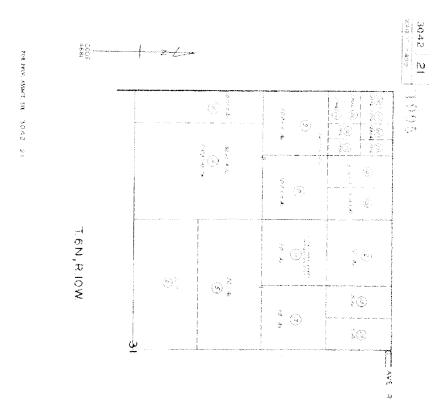
FRIED, EVELYN; GILBERT, BARBARA FRIED

Legal Description:

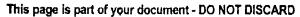
Sec / Twnship / Range: SW4NW4NW4 S31T06NR10W SBB&M

Courtesy of Chicago Title Offered by Chicago Title





Courtesy of Chicago Title
Offered by Chicago Title
All Information produced is deemed reliable but is not guaranteed.







20101853779



Pages: 0004

Recorded/Filed In Official Records Recorder's Office, Los Angeles County, California

12/15/10 AT 08:00AM

FEES:

35.00

TAXES:

NFPR 0.00

PAID:

NFPR



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003045631

SEQ: 07

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY 'CHICAGO TITLE COMPANY

AND WHEN RECORDED MAIL TO

Adams Bennett Investments, LLC

200 South Main Street Suite 200

Corona, CA 92882

Attn: Kaye Bennett

Escrow No. 935082924 - M19 Order No. 106747029-X59



SPACE ABOVE THIS LINE FOR RECORDER'S USE -

Assessor's Parcel No. 3042-021-009

GRANT DEED THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS NOT OF PUBLIC RECORD X City of Palmodalo unincorporated area

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 FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

TRANSFER TAX NOT A PUELIC RECORE

7

Evelyn Fried and Barbara Fried Gilbert, Co-Trustees under Revocable Trust Agreement entered into between Nathan Fried and Evelyn Fried on March 29, 1973

hereby GRANT(S) to

ADAMS BENNETT INVESTMENTS, LLC, a California limited liability company

the following described real property in the

County of Los Angeles

, State of California:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

} SS.

Dated November 27, 2010

STATE OF California

COUNTY OF Los Angelo See Signature Page attached

December 9, 2010 Randy Reducend

Notary Public, personally appeared

Evelyn Fried and Boxbara Fried Gilbort

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 hay-bks/they executed the same in his/ftmy/their authorized capacity(ies), and that by his/hes/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.

RANDY REDMONED Commission # 1718455 Notary Public - California Los Angeles County

WITNESS my hand and official seal

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

Evelyn Fried Co-Trustee under Revocable Trust Agreement entered into between Nathan Fried and Evelyn Fried on March 29, 1973

Barbara Fried Gilbert, Co-Trustee under Revocable Trust Agreement entered into between Nathan Fried and Evelyn

Fried on March 29, 1973

4

Page 1

Escrow No. 935082924 ~M19

LEGAL DESCRIPTION EXHIBIT

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 10 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL ON JUNE 19, 1856.





Profile Report

Chicago Title



Primary Owner: PEREZ, PEDRO A

Secondary Owner:

Mail Address: 13570 RAYEN ST

ARLETA, CA 91331-5625

Site Address: VIC 80TH STE AVE R8

SUN VILLAGE, CA 93543

APN: 3042-021-019

Housing Tract Number:

Lot Number: 2

Legal Description: Lot Code: 2

Sec / Twnship / Range: SEC 31 TWN 6N RNG 10W Legal Brief Description: LOT:2 CITY:REGION/CLUSTER: 01/01113 SEC/TWN/RNG/MER:SEC 31 TWN 6N RNG 10W THAT PART OF LOT 2 IN E 1/2 OF W 1/2 OF SW 1/4 OF NW 1/4 AND E 1/2 OF SW 1/4 OF NW 1/4 OF SEC 31 T 6N R 10W

City / Muni / Twp: REGION/CLUSTER: 01/01113

Property Details

Bedrooms:

0

LCA21*

Total Rooms:

Bathrooms:

Zoning:

No of Stories:

Building Style:

Year Built:

Garage:

Fireplace:

Pool:

Square Feet:

Lot Size:

30.65 AC

Number of Units: 0

Use Code:

Desert or Barren Land

Sale Information

Transfer Date: 04/15/2004

Seller:

N/A

Document#:

2004-0917209

Cost/Sq Feet:

Title Company:

Assessment and Taxes

Assessed Value:

\$94,327.00

Percent Improvement: 0.00%

Market Land Value:

Homeowner Exemption:

Land Value:

\$94,327.00

Tax Amount:

\$2,344.53

Tax Rate Area:

Market Value:

4-681

Improvement Value:

\$0.00

Tax Account ID:

Tax Status:

Market Improvement Value:

Transfer Value: \$85,000.00

k Year:

2011

Courtesy of Chicago Title Offered by Chicago Title



Property History

Chicago Title



PEREZ, PEDRO A VIC 80TH STE AVE R8, SUN VILLAGE, CA 93543 APN: 3042-021-019 LOS ANGELES COUNTY

Mortgage Record - 11/05/2007

Recording Date:

11/05/2007

\$62,500.00

Document#: Loan Type:

07-2479893

Loan Amount: **TD Due Date:**

08/01/2012

Type of Financing:

Balloon

Lender Name:

MARY T MORRIS TRUST

Lender Type:

Private Party

Borrowers Name:

PEREZ, PEDRO A

Vesting:

N/A

Legal Description:

Sec / Twnship / Range: E2W2SW4NW4 S31T06NR10W SBM

Prior Transfer - 04/15/2004

Recording Date:

04/15/2004

Document#:

2004-0917209

Price:

\$85,000.00

Document Type:

N/A

t TD:

\$0.00

Type of Sale:

Qualified Sale

Lender Name:

N/A

Buyer Name:

PEREZ, PEDRO A

Buyer Vesting:

N/A

Selier Name:

Legal Description:

Lot Number: 2

Sec / Twnship / Range: SEC 31 TWN 6N RNG 10W

Legal Brief Description: THAT PART OF LOT 2 IN E 1/2 OF W 1/2 OF SW 1/4 OF NW 1/4 AND E 1/2 OF

SW 1/4 OF NW 1/4 OF SEC 31 T 6N R 10W

City / Muni / Twp: REGION/CLUSTER: 01/01113

Courtesy of Chicago Title Offered by Chicago Title

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04 0917209

RECORDED/FILED IN OFFICIAL RECORDS RECORDER'S OFFICE LOS ANGELES COUNTY **CALIFORNIA** 04/15/04 AT 08:00am

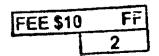
TITLE(S):

DEED





FEE



CODE

20

CODE 19

CODE

SURVEY, MONUMENT FEE \$10. CODE 9

Assessor's Identification Number (AIN)

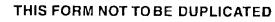
To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

3049-021-01

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RECORDING REQUESTED BY LandAmerica Lawyers Title AND WHEN RECORDED MAIL TO Pedro A Perez 13570 Rayen Street Arleta, CA 91331

04 0917209

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Canas Abaya	Thus I may for Beautifue's Lies Only.
Order No 2402929-33	: This Line for Recorder's Use Only Escrow No 3399
GRANT DEED	
e of liens or encumbrances remaining at ti	Manager Assessment Control of the Co
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City of Palmdale, County of Los Angele	s State of California,
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ed hereto and made a par	t hereof
Donna Giorgiann	Drog romi
canal and Donna Giorgi basis of satisfactory evidence) to be the person(s) we did the same in his/hor/their authorized capacity(ies)	Sm. Hu (Ann') (hose name(s) +8/are subscribed to the within instrument and that by his/her/their signature(s) on the instrument
	GRANT DEED E(s) THAT DOCUMENTARY TRANSFER TAX ty conveyed, or er of liens or encumbrances remaining at the of Palmdale, and ON, Receipt of which is hereby acknowled that a single man City of Palmdale, County of Los Angele transmit at the county of Los Angele transmit at the county of Palmdale, County of Los Angele transmit at the county of Los Angele transmit and made a par Donna Giorgiann Donna Giorgiann and Tonna Giorgiann Donna Giorgiann Donna Giorgiann Donna Giorgians basis of sausfactory evidence) to be the person(s) we have converged to the person(s) we converged to the person to the p

GWENDOLYN E SMITH
Commission # 1452043
Notary Public - California
Los Angeles County
My Comm. Expires Dec 14, 2007

3

EXHIBIT "A"

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

The East half of the West half of the Southwest Quarter of the Northwest Quarter of Section 31, Township 6 North, Range 10 West, San Bernardino Meridian, in the County of Los Angeles, State of California, according to the Official Plat of the survey of said land on file in the Bureau of Land Management.

Assessor's Parcel Number:

3042-021-019



Profile Report

Chicago Title



Primary Owner: ADAMS BENNETT INVESTMENTS LLC,

Secondary Owner:

Mail Address: 200 S MAIN ST

CORONA, CA 92882-2211

Site Address: AVE R VIC 80TH STE AVE

SUN VILLAGE, CA 93543

APN: 3042-021-020

Housing Tract Number:

Lot Number: 2

Legal Description: Lot Code: 2

Sec / Twnship / Range: SEC 31 TWN 6N RNG 10W Legal Brief Description: LOT:2 CITY:REGION/CLUSTER: 01/01113 SEC/TWN/RNG/MER: SEC 31 TWN 6N RNG 10W THAT PART OF LOT 2 IN W 1/2 OF NE 1/4 OF NW 1/4 OF NW

1/4 OF NW 1/4 OF SEC 31 T 6N R 10W

City / Muni / Twp: REGION/CLUSTER: 01/01113

Property Details

Bedrooms: Bathrooms: 0

0

LCA21*

Total Rooms:

Zoning:

No of Stories: **Building Style:** Year Built:

Garage:

Fireplace:

Pool:

Square Feet:

Lot Size:

1.29 AC

Number of Units: 0

Use Code:

Residential-Vacant Land

Sale Information

Transfer Date: 04/11/2011

Seller:

VAN GAALEN, IZAAK P; MOK, ALLY Y

Transfer Value: \$10,500.00

Document#: 11-0521672

Cost/Sq Feet:

Title Company: CHICAGO TITLE COMPANY

Assessment and Taxes

Assessed Value:

\$10,506.00 \$10,506.00 **Percent Improvement:** 0.00%

Homeowner Exemption:

Land Value:

Tax Amount:

\$260.02

Tax Rate Area:

4-681

Improvement Value:

\$0.00

Tax Account ID:

Tax Status:

Current

Market Improvement Value:

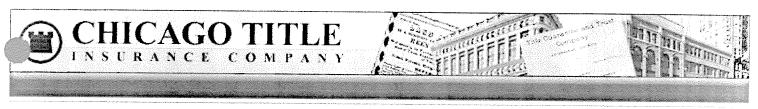
Market Land Value:

Market Value:

Year:

2012

Courtesy of Chicago Title Offered by Chicago Title



Property History



ADAMS BENNETT INVESTMENTS LLC, AVE R VIC 80TH STE AVE, SUN VILLAGE, CA 93543 APN: 3042-021-020 LOS ANGELES COUNTY

Prior Transfer - 04/11/2011

Recording Date:

04/11/2011

Price:

\$10,500.00

First TD: Lender Name:

Buyer Name:

\$0.00

ADAMS BENNETT INVESTMENTS

Seller Name:

LLC,

Legal Description:

VAN GAALEN, IZAAK P; MOK, ALLY Y

Sec / Twnship / Range: S31T06NR10W SBB&M

Prior Transfer - 02/12/2003

Recording Date:

02/12/2003

Document#:

03-0422761

11-0521672

Grant Deed

N/A

Full Amount on Deed

ice:

\$4,500.00

Document Type:

Grant Deed

rst TD:

\$3,375.00

Type of Sale:

Document#:

Type of Sale:

Buyer Vesting:

Document Type:

Price Unconfirmed

First TD Doc:

03-0422762

Lender Name:

LAND PARCEL LIQUIDATORS INC

Buyer Name:

VANGAALEN, IZAAK P; MOK, ALLY

Joint Tenancy

Seller Name:

LAND PARCEL LIQUIDATORS INC.

Legal Description:

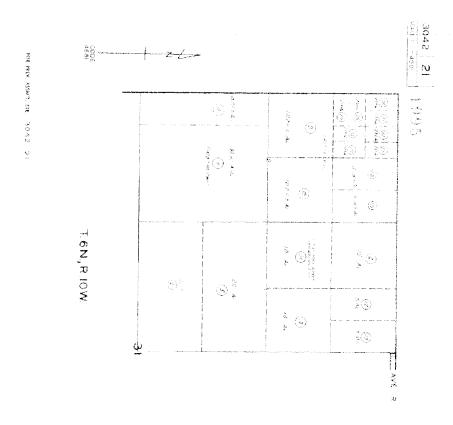
Legal Brief Description: WEST2 N2 E2 NW4 NW4 NW4 SEC31 TWP06N RNG10W SBBM

Buyer Vesting:

City / Muni / Twp: UNINCORPORATED

Courtesy of Chicago Title Offered by Chicago Title





CONTRACTOR SOLVER STATES

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20110521672



Recorder's Office, Los Angeles County, California

04/11/11 AT 08:00AM

FEES:

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Pages: 0003

TAXES:

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RECORDING REQUESTED BY CHICAGO TITLE COMPANY AND WHEN RECORDED MAIL TO Adams Bennett Investments, LLC 200 S. Main Street Corona, CA 92878 Attn: Kaye Bennett Escrow No. 116200091 - M19 Order No. 116745775-X59 SPACE ABOVE THIS LINE FOR RECORDER'S USE -Assessor's Parcel No. 3042-021-020 **GRANT DEED** THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS NOT Of Public Record X unincorporated area City of TRANSPER TAX NOT A PUBLIC RECORD 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 FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Izaak P Van Gaalen and Ally Y. Mok; husband and wife hereby GRANT(S) to Adams Bennett Investments, LLC, a California limited liability company the following described real property in the County of Los Angeles , State of California. LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE Dated April 4, 2011 STATE OF California COUNTY OF SAN PRONCISAL 4-7.11 Ress Lisa Notary Public, personally appeared TZHAL P. Von 4 mak 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 LISA RENN Commission # 1872201 authorized capacity(les), 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. Notary Public - California San Francisco County Comm. Expires Dec 20, 2013 I certify under PENACTY OF PERJURY under the laws of the State of

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Street Address

GD1 -- 12/03/07 AA

California that the tolegoing paragraph is true and correct.
WITNESS my hand and official seal

Signature of Notary

Name

FOR NOTARY SEAL OR STAMP

City, State & Zin

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Page 1

Escrow No 118200091 - M19

LEGAL DESCRIPTION EXHIBIT

THE WEST HALF OF THE NORTH HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 10 WEST, SAN BERNARDING BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND

EXCEPT THEREFROM ONE-HALF (1/2) OF GRANTOR'S INTEREST IN ALL MINERALS, OIL, GAS, BREA, ASPHALTUM, COAL, AND ALL OTHER HYDROCARBON SUBSTANCES, AND ALL GEOTHERMAL RESOURCES, LYING IN OR UNDER THE LAND DESCRIBED BELOW, BUT WITHOUT RIGHT OF SURFACE ENTRY TO EXTRACT THE SAME, AS DEEDED TO ARBA HOLDING CO., A GENERAL PARTNERSHIP, IN DEED RECORDED JUNE 22, 1992 AS INSTRUMENT NO. 92- 1131812.

ASSESSOR'S PARCEL NO. 3042-021-020



Profile Report

Chicago Title



Primary Owner: ADAMS BENNETT INVESTMENTS LLC,

Secondary Owner:

Mail Address: PO BOX 3600

CORONA, CA 92878-3600

Site Address: AVE R VIC 80TH STE AVE

SUN VILLAGE, CA 93543

APN: 3042-021-023

Housing Tract Number:

Lot Number:

Legal Description: Sec / Twnship / Range: SEC 31 TWN 6N RNG 10W

Legal Brief Description: CITY: REGION/CLUSTER: 01/01113 SEC/TWN/RNG/MER:SEC 31 TWN 6N RNG 10W E 1/2 OF NE 1/4 OF NW 1/4 OF NW 1/4 OF NW 1/4 OF SEC 31 T 6N R 10W

City / Muni / Twp: REGION/CLUSTER: 01/01113

Property Details

drooms:

Year Built:

Square Feet:

Bathrooms:

Garage:

Lot Size:

1.23 AC

Total Rooms:

Fireplace:

Number of Units: 0

Zoning: LCA21* Pool:

Use Code:

Residential-Vacant Land

No of Stories:

Building Style:

Sale Information

Transfer Date: 08/02/2011

Seller:

HINDRA, ETTA

Transfer Value: \$12,500.00

Document#:

11-1033960

Cost/Sq Feet:

Title Company: FIRST AMERICAN TITLE COMPANY

Assessment and Taxes

Assessed Value:

\$12,300.00

Percent Improvement: 0.00%

Homeowner Exemption:

Land Value:

\$12,300.00

Tax Amount:

\$277.02

Tax Rate Area: 4-681

Improvement Value:

\$0.00

Tax Account ID:

Tax Status:

Current

Market Improvement Value:

Market Land Value:

Market Value:

Tax Year:

2012

artesy of Chicago Title Offered by Chicago Title



Property History



ADAMS BENNETT INVESTMENTS LLC, AVE R VIC 80TH STE AVE, SUN VILLAGE, CA 93543 APN: 3042-021-023 LOS ANGELES COUNTY

Prior Transfer - 08/02/2011

Recording Date:

08/02/2011

Price:

\$12,500.00

First TD: Lender Name:

Buyer Name:

\$0.00

ADAMS BENNETT INVESTMENTS

Seller Name:

LLC,

Legal Description:

HINDRA, ETTA

Legal Brief Description: STR: E2N2E2NW4NW4NW4 S31T06NR10W SBB&M

Document#:

Type of Sale:

Buyer Vesting:

Document#:

Type of Sale:

Buyer Vesting:

Document Type:

Document Type:

City / Muni / Twp: UNINCORPORATED

Prior Transfer - 11/02/2005

pecording Date:

11/02/2005

\$19,000.00

First TD: \$0.00

Lender Name:

ice:

Buyer Name:

Seller Name:

Legal Description:

HINDRA, ETTA NRLL EAST LLC.

Legal Brief Description: E2 N2 E2 NW4 NW4 NW4 SEC31 TWP06N RNG10W SBB&M

Prior Transfer - 04/29/2005

Recording Date:

04/29/2005

Document#:

05-1006074

11-1033960

Grant Deed

05-2653866

Grant Deed

N/A

N/A

Full Amount on Deed

Price:

\$1,500.00

Document Type:

Grant Deed

First TD:

\$0.00

Type of Sale:

Full-Computed from Transfer Tax

Full-Computed from Transfer Tax

Lender Name:

Buyer Name:

NRLL EAST LLC,

Buyer Vesting:

N/A

Seller Name:

Legal Description:

MARASCO, JOSEPH; MARASCO, BETTY L

Legal Brief Description: E2 N2 E2 NW4 NW4 NW4 SEC31 TWP06N RNG10W SBB&M

City / Muni / Twp: UNINCORPORATED

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Pages: 0003



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08/02/11 AT 08:00AM

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TAXES:

NEPR 0.00

PAID:

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RECORDING REQUESTED BY

First American Title Company

AND WHEN RECORDED MAIL DOCUMENT TO:

Adams Bennett Investments P.O. Box 3600 Corona, CA 92878



Space Above This Line for Recorder's Use Only

A.P.N.: 3042-021-023

File No.: OSA-3790438 (jg)

GRANT DEED

The Unders	signed Grantor(s) Declare(s). DOCUMENTARY TRANSFER TAX \$affixed separately; CITY TRANSFER TAX \$N/A,
X] 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,

[X] unincorporated area; [] City of Unincorporated Area, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Etta Hindra**, a single woman hereby GRANTS to **Adams Bennett Investments**, **LLC**, a **California limited liability company**

the following described property in the City of Unincorporated Area, County of Los Angeles, State of California:

THE EAST HALF OF THE NORTH HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF NORTHWEST QUARTER OF FRACTIONAL SECTION 31, TOWNSHIP 6 NORTH, RANGE 10 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL ON JUNE 19, 1856.

Grant Deed - continued

Date: 07/27/2011

A.P.N: 3042-021-023

07/27/2011

File No.: OSA-3790438 (19)

Dated:

Etta Hindra

on 7/28/2011
Public, personally appeared Etta HINDVa

, Notary

, 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(a), or the entity upon behalf of which the person(a) 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.

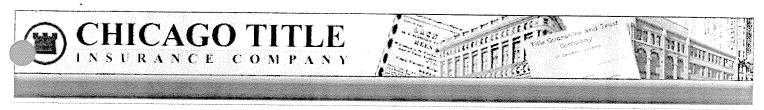
My Commission Expires. 1/27/2011

Notary Name: L-Sibley
Notary Registration Number: 1833(977

L. SIBLEY Commission # 1833677 Notary Public - California Los Angeles County

This area for official notarial seal

Notary Phone (310) 914-8500 County of Principal Place of Business: 105 Angeles



Profile Report

Chicago Title



Primary Owner: ADAMS BENNETT INVESTMENTS LLC,

Secondary Owner:

Mail Address: 200 S MAIN ST

CORONA, CA 92882-2211

Site Address: VIC AVE R 80TH STE

SUN VILLAGE, CA 93543

APN: 3042-021-024

Housing Tract Number:

Lot Number:

Legal Description: Sec / Twnship / Range: SEC 31 TWN 6N RNG 10W

Legal Brief Description: CITY:REGION/CLUSTER: 01/01113 SEC/TWN/RNG/MER:SEC 31 TWN 6N RNG 10W W 1/2 OF SE 1/4 OF NW 1/4 OF NW 1/4 OF NW 1/4 OF SEC 31 T 6N R 10W

City / Muni / Twp: REGION/CLUSTER: 01/01113

Property Details

irooms: Bathrooms:

Total Rooms:

Zoning:

LCA21*

Year Built:

Garage:

Fireplace:

Square Feet:

Lot Size:

1.29 AC

Number of Units: 0

Pool:

Use Code:

Residential-Vacant Land

No of Stories:

Building Style:

Sale Information

Transfer Date: 04/28/2011

Seller:

ZIERLER, FRANZ; ZIERLER, LONI

\$294.63

Transfer Value: \$13,500.00

Document#:

11-0612722

Cost/Sq Feet:

Title Company: CHICAGO TITLE COMPANY

Assessment and Taxes

Assessed Value:

\$13,770.00

Percent Improvement: 0.00%

Homeowner Exemption:

Land Value:

\$13,770.00

Tax Amount:

Tax Rate Area:

4-681

Improvement Value:

\$0.00

Tax Account ID:

Tax Status:

Current

Market Improvement Value:

Market Land Value:

Market Value:

Tax Year:

2012

ourtesy of Chicago Title Offered by Chicago Title



Property History

Chicago Title

11-0612722

Grant Deed

N/A

Full Amount on Deed

ADAMS BENNETT INVESTMENTS LLC, VIC AVE R 80TH STE, SUN VILLAGE, CA 93543 APN: 3042-021-024 LOS ANGELES COUNTY

Document#:

Type of Sale:

Buyer Vesting:

Document Type:

Prior Transfer - 04/28/2011

Recording Date:

Lender Name: **Buyer Name:**

04/28/2011

Price: First TD:

\$13,500.00

\$0.00

ADAMS BENNETT INVESTMENTS

LLC,

Seller Name:

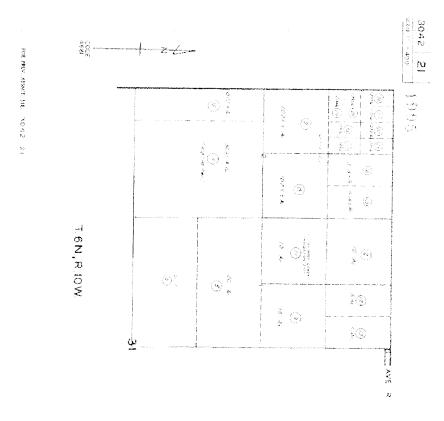
ZIERLER, FRANZ; ZIERLER, LONI

Legal Description:

Sec / Twnship / Range: S31T06NR10W SBM

Courtesy of Chicago Title Offered by Chicago Title





Courtesy of Chicago Title

Offered by Chicago Title
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20110612722



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04/28/11 AT 08:00AM

FEES:

32.00

Pages: 0003

TAXES:

NEPR 0.00

PAID:

NEPR





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SEQ: 21

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RECORDING REQUESTED BY CHICAGO TITLE COMPANY AND WHEN RECORDED MAIL TO Adams Bennett Investments, LLC 200 S. Main Street Corona, CA 92878 Attn: Christine Kellogg Escrow No. 118200129 - M19 Order No. 116745858-X59 SPACE ABOVE THIS LINE FOR RECORDER'S USE -APN 3042-021-024 Assessor's Parcel No. GRANT DEED 3042-021-024 THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS not of public record X unincorporated area City of 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 FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Franz Zierler and Loni Zierler, husband and wife, as joint tenants TRANSFER TAX NOT A PUBLIC RECORD hereby GRANT(S) to Adams Bennett Investments, LLC, a California limited liability company the following described real property in the County of Los Angeles State of California: LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE SEE EXHIBIT A Dated April 15, 2011

STATE OF California

COUNTY OF SON THEY O

} SS. before me,

R. Martinez, Notary Public

Notary Public, personally appeared

Franz Zierler and Loni Zierler

d and official seal.

Franz Merler

Lone Hurler

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

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

5

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

3

LEGAL DESCRIPTION-EXHIBIT "A"

THE WEST HALF OF THE SOUTH HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 31, TOWNSHIP 6 NORTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

ASSESSOR'S PARCEL NO. 3042-021-024



Profile Report

Chicago Title

Primary Owner: ADAMS BENNETT INVESTMENTS LLC,

Secondary Owner:

Mail Address: PO BOX 3600

CORONA, CA 92878-3600

Site Address: COR AVE R 80TH STE

SUN VILLAGE, CA 93543

APN: 3042-021-026

Housing Tract Number:

Lot Number:

Legal Description: Sec / Twnship / Range: SEC 31 TWN 6N RNG $10\mathrm{W}$

Legal Brief Description: CITY:REGION/CLUSTER: 01/01113 SEC/TWN/RNG/MER:SEC 31 TWN 6N RNG 10W W 1/2 OF NW 1/4 OF NW 1/4 OF NW 1/4 OF NW 1/4 OF SEC 31 T 6N R 10W

City / Muni / Twp: REGION/CLUSTER: 01/01113

Property Details

drooms:

LCA21*

Bathrooms:

Total Rooms: Zoning:

No of Stories:

Building Style:

Year Built:

Garage:

Fireplace:

Pool:

Square Feet:

Lot Size:

1.29 AC

Number of Units: 0

Use Code:

Residential-Vacant Land

Sale Information

Transfer Date: 08/19/2011

Seller:

DUARTE, MARIO L

Transfer Value: \$24,000.00

Document#:

11-1122759

Cost/Sq Feet:

Title Company: FIRST AMERICAN TITLE COMPANY

Assessment and Taxes

Assessed Value:

Improvement Value:

Land Value:

\$12,000.00 \$12,000.00 Percent Improvement: 0.00%

\$275.86

Homeowner Exemption:

Tax Rate Area:

4-681

\$0.00

Tax Account ID:

Tax Amount:

Tax Status:

Current

Market Improvement Value:

Market Land Value:

Market Value:

Tax Year:

2012

rtesy of Chicago Title Offered by Chicago Title





ADAMS BENNETT INVESTMENTS LLC, COR AVE R 80TH STE, SUN VILLAGE, CA 93543 APN: 3042-021-026 LOS ANGELES COUNTY

Document#:

Type of Sale:

Buyer Vesting:

Document Type:

Prior Transfer - 08/19/2011

Recording Date:

08/19/2011

Price:

First TD:

\$24,000.00

Multiple Parcels Involved in this

transaction

\$0.00

ADAMS BENNETT INVESTMENTS

LLC,

Seller Name:

Lender Name: **Buyer Name:**

DUARTE, MARIO L

Legal Description:

Sec / Twnship / Range: NW4NW4NW4NW4 S31T06NR10W SBB&M

City / Muni / Twp: UNINCORPORATED

Prior Transfer - 06/12/2008

Recording Date:

06/12/2008

Price:

First TD:

Multiple Parcels Involved in this

transaction

\$0.00

Lender Name:

Buyer Name:

Seller Name:

DUARTE, MARIO L

Buyer Vesting:

Type of Sale:

Document#:

Document Type:

N/A

DUARTE, MARIO L; GALDAMEZ, ALBERTO

Legal Description:

City / Muni / Twp: UNINCORPORATED

Prior Transfer - 01/22/2004

Recording Date:

01/22/2004

Document#:

04-0147336

11-1122759

Grant Deed

08-1044957

N/A

Full Amount on Deed

Price:

\$8,000.00 Multiple Parcels Involved in this

Document Type:

Grant Deed

transaction

\$0.00

Type of Sale:

Full-Computed from Transfer Tax

Intrafamily Transfer or Dissolution

Non-Arms Length Transfer

Lender Name:

Buyer Name:

First TD:

DUARTE, MARIO L; GALDAMEZ, **ALBERTO**

Buyer Vesting:

Joint Tenancy

Seller Name:

CUMMINGS, ELVETA M

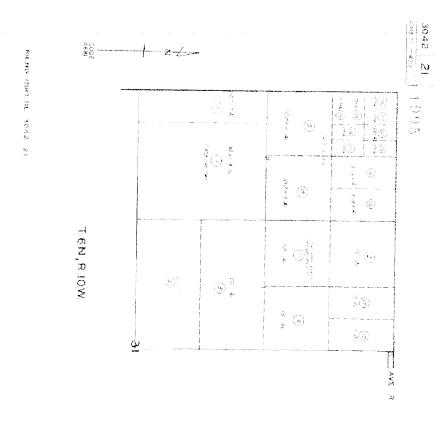
Legal Description:

Legal Brief Description: WEST2 NW4 NW4 NW4 NW4 SEC31 TWP06N RNG10W SBB&M

City / Muni / Twp: UNINCORPORATED

Courtesy of Chicago Title Offered by Chicago Title





Courtesy of Chicago Title
Offered by Chicago Title
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20111122759



Pages: 0003

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08/19/11 AT 08:00AM

FEES:

32.00

TAXES:

NFPR 0.00

PAID:

NEPR



LEADSHEET



201108190240008

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003462602

SEQ: 18

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RECOPDING REDUESTED BY FIRST ALIER, CAN TITLE COMPANY NATIONAL HOMERUILDER SERVICES SUBDIVISION DEPARTMENT

RECORDING REQUESTED BY

First American Title Company

AND WHEN RECORDED MAIL DOCUMENT TO:

Adams Bennett Investments P.O. Box 3600 Corona, CA 92878



3791259-50

Space Above This Line for Recorder's Use Only

V

1

A.P.N.: 3042-021-026 and 3042-021-027

File No.: OSA-3791259 (jg)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$affixed separately; CITY TRANSFER TAX \$;

X] 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,

hereby GRANTS to Adams Bennett Investments, LLC, a California limited liability company

X] unincorporated area, [] City of , and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Mario Duarte, a single man

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

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 10 WEST, SAN BERNARDINO BASE AND MERIDIAN.

Grant Deed - continued

Date: 08/11/2011

A.P.N.: 3042-021-026 and 3042-021-027

File No.: OSA-3791259 (jg)

Dated:

08/11/2011

AKA MARIO EUS DUARTE

STATE OF CA)SS COUNTY OF das Angeles)

On Character 12, 2011, before me, Public, personally appeared there has

, 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.

My Commission Expires: October 15, 2011

Notary Name: Lacketin Haldane 2 Notary Registration Number: 1773380

This area for official notarial seal

Notary Phone: 661-273-4253

County of Principal Place of Business: Les Angeles



Profile Report

Chicago Title



Primary Owner: ADAMS BENNETT INVESTMENTS LLC,

Secondary Owner:

Mail Address: PO BOX 3600

CORONA, CA 92878-3600

Site Address: AVE R VIC 80TH STE AVE

SUN VILLAGE, CA 93543

APN: 3042-021-027

Housing Tract Number:

Lot Number:

Legal Description: Sec / Twnship / Range: SEC 31 TWN 6N RNG 10W

Legal Brief Description: CITY: REGION/CLUSTER: 01/01113 SEC/TWN/RNG/MER:SEC 31 TWN 6N RNG 10W E 1/2 OF NW 1/4 OF NW 1/4 OF NW 1/4 OF NW 1/4 OF SEC 31 T 6N R 10W

City / Muni / Twp: REGION/CLUSTER: 01/01113

Square Feet:

Property Details

frooms: Bathrooms:

Total Rooms:

Zoning:

LCA21*

Year Built:

Garage:

Fireplace:

Lot Size:

Number of Units: 0

Pool:

Use Code:

Residential-Vacant Land

1.29 AC

No of Stories:

Building Style:

Sale Information

Transfer Date: 08/19/2011

Seller:

DUARTE, MARIO L

Transfer Value: \$24,000.00

Document#:

11-1122759

Cost/Sq Feet:

Title Company: FIRST AMERICAN TITLE COMPANY

Assessment and Taxes

Assessed Value:

Land Value:

\$12,000.00 \$12,000.00 Percent Improvement: 0.00%

\$275.86

Tax Rate Area:

Homeowner Exemption:

4-681

Improvement Value:

\$0.00

Tax Amount: Tax Account ID:

Tax Status:

Market Improvement Value:

Current

Market Land Value:

Market Value:

Tax Year:

2012

rtesy of Chicago Title Offered by Chicago Title





ADAMS BENNETT INVESTMENTS LLC, AVE R VIC 80TH STE AVE, SUN VILLAGE, CA 93543 APN: 3042-021-027 LOS ANGELES COUNTY

Document#:

Type of Sale:

Buyer Vesting:

Document#:

Type of Sale:

Document Type:

Document Type:

Prior Transfer - 08/19/2011

Recording Date:

08/19/2011

Price:

First TD:

\$24,000.00

Multiple Parcels Involved in this

transaction

\$0.00

ADAMS BENNETT INVESTMENTS

LLC,

Seller Name:

Lender Name: **Buyer Name:**

DUARTE, MARIO L

Legal Description:

Sec / Twnship / Range: NW4NW4NW4NW4 S31T06NR10W SBB&M

City / Muni / Twp: UNINCORPORATED

ior Transfer - 06/12/2008

Recording Date:

06/12/2008

Price:

\$0.00

\$0.00

Multiple Parcels Involved in this

transaction

First TD:

Lender Name:

Buyer Name: Seller Name: DUARTE, MARIO L

Buyer Vesting:

DUARTE, MARIO L; GALDAMEZ, ALBERTO

Legal Description:

City / Muni / Twp: UNINCORPORATED

Prior Transfer - 01/22/2004

Recording Date:

01/22/2004

Document#:

04-0147336

N/A

11-1122759

Grant Deed

08-1044957

N/A

Full Amount on Deed

Price:

First TD:

\$8,000.00

Document Type:

Grant Deed

Multiple Parcels Involved in this transaction

ALBERTO

\$0.00

Type of Sale:

Full-Computed from Transfer Tax

Intrafamily Transfer or Dissolution

Non-Arms Length Transfer

Lender Name:

Buyer Name:

DUARTE, MARIO L; GALDAMEZ,

Buyer Vesting:

Joint Tenancy

Seller Name:

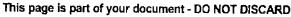
CUMMINGS, ELVETA M

Legal Description:

Legal Brief Description: WEST2 NW4 NW4 NW4 NW4 SEC31 TWP06N RNG10W SBB&M

City / Muni / Twp: UNINCORPORATED

Courtesy of Chicago Title Offered by Chicago Title





Pages: 0003



20111122759



Recorded/Filed in Official Records Recorder's Office, Los Angeles County, California

08/19/11 AT 08:00AM

FEES: 32.00 TAXES: NFPR

OTHER: PAID: 0.00 NFPR



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201108190240008

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003462602

SEQ: 18

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RECOPDING REQUESTED BY FIRST AMERICAN TITLE COMPANY NATIONAL HOMERUILDER SERVICES SUBDIVISION DEPARTMENT

RECORDING REQUESTED BY

First American Title Company

AND WHEN RECORDED MAIL DOCUMENT TO:

Adams Bennett Investments P.O. Box 3600 Corona, CA 92878



File No.: OSA-3791259 (jg)

3791259-50

Space Above This Line for Recorder's Use Only

V

2

A.P.N.: 3042-021-026 and 3042-021-027

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$affixed separately; CITY TRANSFER TAX \$;

[X] 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,

X] unincorporated area, [] City of , and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Mario Duarte**, a single man hereby GRANTS to **Adams Bennett Investments**, **LLC**, a California limited liability company

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

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 10 WEST, SAN BERNARDINO BASE AND MERIDIAN.

Grant Deed - continued

Date: 08/11/2011

A.P.N.: 3042-021-026 and 3042-021-027

File No.: OSA-3791259 (19)

Dated:

08/11/2011

AKA MARIO EUS DUARTE

STATE OF CA)SS COUNTY OF das Angeles)

On Choq. ab. 12, 2011, before me, Public, personally appeared therico Lais

, 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

My Commission Expires: Gctober 15, 2011

Notary Name: Ladelin Haldane & Notary Registration Number: 1773380

This area for official notarial seal

Notary Phone: 661-273-4253

County of Principal Place of Business: 503 Angeles



Profile Report

Chicago Title (1

Primary Owner: ADAMS BENNETT INVESTMENTS LLC,

Secondary Owner:

Mail Address: 200 S MAIN ST

CORONA, CA 92882-2211

Site Address: 80TH AVE S VIC

SUN VILLAGE, CA 93543

APN: 3042-023-008

Housing Tract Number:

Lot Number: 2

Legal Description: Lot Code: 2

Sec / Twnship / Range: SEC 31 TWN 6N RNG 10W Legal Brief Description: LOT:2 CITY:REGION/CLUSTER: 01/01998 SEC/TWN/RNG/MER:SEC 31 TWN 6N RNG 10W NW 1/4 OF S 1/2 OF LOT 2 IN SW 1/4 OF SEC 31 T 6N R $10\mathrm{W}$

City / Muni / Twp: REGION/CLUSTER: 01/01998

Property Details

Bedrooms:

0

Year Built:

Square Feet:

Bathrooms:

0

Garage:

Lot Size:

Number of Units: 0

Total Rooms:

Zoning:

LCQ*

Fireplace:

Pool:

Use Code:

Industrial-Vacant Land

10.065 AC

No of Stories:

Building Style:

Sale Information

Transfer Date: 03/17/2011

Seller:

PATEL, ARVIND C; PATEL, KAILAS A

Transfer Value: \$80,500.00

Document#: 11-0406585

Cost/Sq Feet:

Title Company: FIDELITY NATIONAL TITLE CO

Assessment and Taxes

Assessed Value:

\$81,600.00

Percent Improvement: 0.00%

Homeowner Exemption:

Land Value:

\$81,600.00

Tax Amount: \$1,381.87

Tax Rate Area:

4-555

Improvement Value:

\$0.00

Tax Account ID:

Tax Status:

Current

Market Improvement Value:

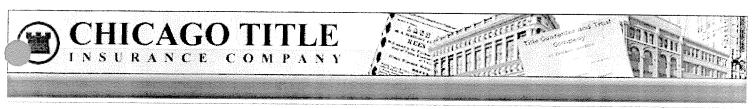
Market Land Value:

Market Value:

x Year:

2012

Courtesy of Chicago Title Offered by Chicago Title



Chicago Title (

11-0406585

Grant Deed

N/A

Full Amount on Deed

ADAMS BENNETT INVESTMENTS LLC, 80TH AVE S VIC, SUN VILLAGE, CA 93543 APN: 3042-023-008 LOS ANGELES COUNTY

Document#:

Type of Sale:

Buyer Vesting:

Document Type:

Prior Transfer - 03/17/2011

Recording Date:

03/17/2011

Price:

First TD:

\$80,500.00

\$0.00

ADAMS BENNETT INVESTMENTS

LLC,

Seller Name:

Lender Name: **Buyer Name:**

PATEL, ARVIND C; PATEL, KAILAS A

Legal Description:

Sec / Twnship / Range: NW4SW4SW4 S31T06NR10W SBB&M

City / Muni / Twp: PALMDALE

Courtesy of Chicago Title

Offered by Chicago Title

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20110406585



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03/17/11 AT 08:00AM

FEES:

22.00

Pages: 0003

TAXES:

NFPR 0.00

PAID:

NFPR



LEADSHEET



201103170210004

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0032160B3

SEQ: 15

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY: Fidelity National Title Company Escrow No. 5643316-PG Ťitle Order No. 198747084-

When Recorded Mail Document and Tax Statement To: Adams Bennett, LLC 200 S Main Street



APN: 3047-023-008

Corona, CA 92878

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s) (X) computed on full value of property conveyed, or computed on full value less value. Documentary transfer tax is \$

1 computed on full value less value of liens or encumbrances remaining at time of sale,

[X] Unincorporated Area City of

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Arvind C. Patel and Kailas A. Patel, Husband and Wife as Joint Tenants

Adams Bennett, LLC, a California Limited Liability company Trivestments, hereby GRANT(S) to

the following described real property in the County of Los Angeles, State of California: SEE EXHIBIT "ONE" ATTACHED HERETO AND MADE A PART HEREOF

DATED: December 3, 2010

State of California FLORICA County of BREVARLO

On 12-8-2010 before me, Mogale OSK regard, Notary Public (here in six name and title of the officer), personally appeared NVING C FALL and

Mailas A Pari 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 sares 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.

(Seal)

r clary Public State of Florida

Maggie Ostergard My Commission DD739818 expires 02/22/2012

MAIL TAX STATEMENTS AS DIRECTED ABOVE GRANT DEED

FD-213 (Rev 12/07)

106747083-X59

3

Escrow No. 5648316-PG Title Order No. 106747084

EXHIBIT ONE

The Northwest one-quarter of the Southwest one-quarter of the Southwest one-quarter of Section 31, Township 6 North, Range 10 West, San Bernardino Base and Meridian, in the City of Palmdale, County of Los Angeles, State of California, according to the official plat of said land.

APN: 3042-023-008



Profile Report

Chicago Title



Primary Owner: ADAMS BENNETT INVESTMENTS LLC

Secondary Owner:

Mail Address: 200 S MAIN ST STE 200

CORONA, CA 92882-2212

Site Address: VIC AVE S 80TH STE

SUN VILLAGE, CA 93543

APN: 3042-023-009

Housing Tract Number:

Lot Number: 2

Legal Description: Lot Code: 2

Sec / Twnship / Range: SEC 31 TWN 6N RNG 10W Legal Brief Description: LOT:2 CITY: REGION/CLUSTER: 01/01998 SEC/TWN/RNG/MER:SEC 31 TWN 6N RNG 10W NE 1/4 OF S 1/2 OF LOT 2 IN SW 1/4 OF SEC 31 T 6N R 10W

City / Muni / Twp: REGION/CLUSTER: 01/01998

Property Details

Bedrooms:

Year Built:

Square Feet:

Bathrooms:

0

Garage: Fireplace:

Lot Size:

Number of Units: 0

10.065 AC

Total Rooms:

Zoning:

LCQ*

Pool:

Use Code:

Industrial-Vacant Land

No of Stories:

Building Style:

Sale Information

Transfer Date: 01/04/2011

Seller:

EBENKAMP, THEODORE L; EBENKAMP FAMILY TRUST,

Transfer Value: \$80,000.00

Document#: 11-0012204

Cost/Sq Feet:

Title Company: FIDELITY NATIONAL TITLE CO

Assessment and Taxes

Assessed Value:

\$81,600.00

Percent Improvement: 0.00%

Homeowner Exemption:

Land Value:

\$81,600.00

Tax Amount: \$1,381.87 Tax Rate Area:

4-555

Improvement Value:

\$0.00

Tax Account ID:

Tax Status:

Current

Market Improvement Value:

Market Land Value:

Market Value:

x Year:

2012

Courtesy of Chicago Title Offered by Chicago Title





ADAMS BENNETT INVESTMENTS LLC VIC AVE S 80TH STE, SUN VILLAGE, CA 93543 APN: 3042-023-009 LOS ANGELES COUNTY

Prior Transfer - 01/04/2011

Recording Date:

01/04/2011

Price:

First TD:

\$80,000.00

\$0.00

Lender Name:

Buyer Name:

Seller Name:

ADAMS BENNETT INVESTMENTS

LLC,

Legal Description:

EBENKAMP, THEODORE L; EBENKAMP FAMILY TRUST,

Sec / Twnship / Range: NE4SW4SW4 S31T06NR10W SBM

Prior Transfer - 12/12/2007

Recording Date:

12/12/2007

ce:

\$25,000.00

First TD:

\$0.00

Document#:

Document#:

Type of Sale:

Buyer Vesting:

Document Type:

Document Type:

Type of Sale:

Buyer Vesting:

07-2724728

11-0012204

Grant Deed

N/A

Full Amount on Deed

Trustee's Deed

Full Amount on Deed

Lender Name:

Buyer Name:

EBENKAMP, THEODORE L; THE

EBENKAMP FAMILY TRUST,

N/A

Seller Name:

PEREZ, PEDRO A

Legal Description:

Sec / Twnship / Range: NE4SW4SW4 S31T06NR10W SBM

Foreclosure Record - 10/24/2007

Recording Date:

10/24/2007

Document#:

07-2407951

Document Type:

Notice of Sale (aka Notice of Trustee's Sale)

Auction Location:

350 W MISSION BLVD 11/13/2007 11:30 A.M.

Auction Date/Time: Min. Bid Amount:

\$43,255.00

Beneficiary Name:

Loan Date:

20040726

Loan Amount:

0

Lender Type:

Not Known

Borrowers Name:

Vesting:

N/A

Legal Description:

Courtesy of Chicago Title Offered by Chicago Title



Chicago Title

Foreclosure Record - 07/19/2007

Recording Date:

07/19/2007

Document#:

07-1708654

Document Type:

Notice of Default

Min. Bid Amount:

\$0.00

Beneficiary Name:

THE EBENKAMP FAMILY TRUST

Beneficiary Name:

PEREZ, PEDRO A

Trustee Names:

TRUSTEE CORPS

Mailing Address:

2112 BUSINESS CENTER DR, FL 2 IRVINE CA 92612

Trustee Phone:

(949) 252-8300

TS#:

CA0111778

Loan Doc #:

04-1899510

Loan Date:

20040726

Loan Amount:

50000

Contact Name:

THE EBENKAMP FAMILY TRUST

Attention:

TRUSTEE CORPS

Mailing Address:

2112 BUSINESS CENTER DR, FL 2 IRVINE CA 92612

Lender Type:

Not Known

Borrowers Name:

ting:

N/A

Legal Description:

Prior Transfer - 07/26/2004

Recording Date:

07/26/2004

Document#:

04-1899509

Price:

\$80,000.00

Document Type:

Grant Deed

First TD:

\$50,000.00

Type of Sale:

Full-Computed from Transfer Tax

First TD Doc:

04-1899510

Lender Name:

EBENKAMP FAMILY TRUST

Buyer Name:

PEREZ, PEDRO A

Buyer Vesting:

N/A

Seller Name:

EBENKAMP, THEODORE L; EBENKAMP FAMILY TRUST,

Legal Description:

Sec / Twnship / Range: NE4SW4SW4 S31T06NR10W SBM

Courtesy of Chicago Title Offered by Chicago Title



Chicago Title

Prior Transfer - 04/29/2002

Recording Date:

Lender Name:

Buyer Name:

Seller Name:

04/29/2002

Price:

\$11,107.00

First TD:

\$0.00

EBENKAMP, THEODORE L; THE

EBENKAMP FAMILY TRUST,

Legal Description:

BENNER, RICHARD C; BENNER, HELEN S Lot Number: 2

Sec / Twnship / Range: SW4 S31T06NR10W Legal Brief Description: NORTHEAST4 S2 LOT2

Prior Transfer - 09/13/1993

Recording Date:

09/13/1993

\$23,142.00

\$0.00

Document#: 93-1772673

Document Type:

Trustee's Deed Full Amount on Deed

02-0982393

Public Action

Family Trust

Full Amount on Deed

Type of Sale:

der Name:

Buyer Name:

Price:

First TD:

BENNER, RICHARD C; BENNER,

HELEN S

Buyer Vesting:

Document#:

Type of Sale:

Buyer Vesting:

Document Type:

Family Trust

Seller Name:

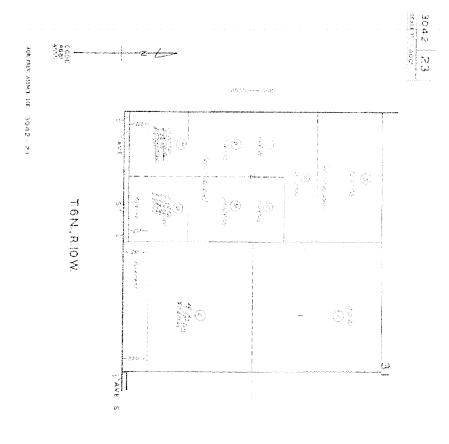
EQUITABLE FORECLOSURE SERVICES OF CA INC,

Legal Description:

Sec / Twnship / Range: NE4SW4SW4 S31T06NR10W SBBM

Courtesy of Chicago Title Offered by Chicago Title





182 SF38er 800 to Linder 2

Courtesy of Chicago Title
Offered by Chicago Title
All Information produced is deemed reliable but is not guaranteed.

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20110012204



Pages: 0003

Recorded/Filed in Official Records Recorder's Office, Los Angeles County, California

01/04/11 AT 08:00AM

FEES:

52.00

TAXES:

NFPR 0.00

PAID:

NEPR



LEADSHEET



201101040270006

00003547309



003080621

SEQ: 15

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY: Fidelity National Title Company Escrew No. 5643308-PG Title Order No.

When Recorded Mail Document and Tax Statement To: Adams Bennett, LLC 200 S. Main Street, suite 200 Corona, CA 92882

20110012204

APN: 3042-023-009 P

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[

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s) Documentary transfer tax is \$:

TRANSFER TAX NOT A PUBLIC RECORD

[X] computed on full value of property conveyed, or

I computed on full value less value of liens or encumbrances remaining at time of sale,

] Unincorporated Area City of

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Theodore L. Ebenkamp, Trustee of the Ebenkamp Family Trust created 11-14-97

hereby GRANT(S) to Adams Bennett, LLC, a California Limited Liability Company
Investments
The following described real property in the Vancouvertee County of Los Angeles, State of California: SEE EXHIBIT "ONE" ATTACHED HERETO AND MADE A PART HEREOF

DATED: November 11, 2010

State of California County of Los Angeles

On <u>11/11/10</u> before me, Pam Genari , Notary Public (here insert name and title of the officer), personally appeared_ Theodore L. Ebenkamp

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 :

Theodore L. Ebenkamp, Trustee of the Ebenkamp Family Trust created 11-14-97

Theodore L. Ebenkamp, Trustee

NOTARY PUBLIC - CA

PAM GENARI NOTARY PUBLIC - CALIFORNIA COMMISSION # 1795276 LO3 AM FLES COUNTY My Cuppi Ciu 400

MAIL TAX STATEMENTS AS DIRECTED ABOVE

106747076-259



Escrew No. 5643308-PG Title Order No.

The Northeast quarter of the Southwest Quarter of the Southwest Quarter of Section 31, Township 6 North, Range 10 West, San Bernardino Meridian, in the County of Los Angeles, State of California, according to the official plat of said land

EXHIBIT ONE

APN: 3042-023-009

5





Profile Report

Chicago Title (

Primary Owner: ADAMS BENNETT INVESTMENTS LLC,

Secondary Owner:

Mail Address: 200 S MAIN ST STE 200

CORONA, CA 92882-2212

Site Address: 80TH STE VIC AVE R8

SUN VILLAGE, CA 93543

APN: 3042-023-011

Housing Tract Number:

Lot Number: 2

Legal Description: Lot Code: 2

Sec / Twnship / Range: SEC 31 TWN 6N RNG 10W Legal Brief Description: LOT:2 CITY:REGION/CLUSTER: 01/01113 SEC/TWN/RNG/MER:SEC 31 TWN 6N RNG 10W W 1/2 OF S 1/2 OF S 1/2 OF N 1/2 OF LOT 2 IN SW 1/4 OF SEC

31 T 6N R 10W

City / Muni / Twp: REGION/CLUSTER: 01/01113

Property Details

Bedrooms: Bathrooms:

Total Rooms:

Zoning:

n

LCA21*

Year Built:

Garage:

Fireplace:

Square Feet:

Lot Size:

5.05 AC

Number of Units: 0

Pool:

Use Code:

Residential-Vacant Land

No of Stories:

Building Style:

Sale Information

Transfer Date: 05/20/2011

Seller:

LARIOS, JOSE G; LARIOS, ELIZABETH

Transfer Value: \$95,000.00

Document#: 11-0710442

Cost/Sq Feet:

Title Company: CHICAGO TITLE COMPANY

Assessment and Taxes

Assessed Value:

\$48,450.00

Percent Improvement: 0.00%

Homeowner Exemption:

Land Value:

\$48,450.00

Tax Amount:

\$852.56 Tax Rate Area:

4-681

Improvement Value:

\$0.00

Tax Account ID:

Tax Status:

Current

Market Improvement Value:

Market Land Value:

Market Value:

Year:

2012

Courtesy of Chicago Title Offered by Chicago Title





ADAMS BENNETT INVESTMENTS LLC, 80TH STE VIC AVE R8, SUN VILLAGE, CA 93543 APN: 3042-023-011 LOS ANGELES COUNTY

Prior Transfer - 05/20/2011

Recording Date:

Price:

First TD:

05/20/2011

\$95,000.00

Multiple Parcels Involved in this

transaction

\$0.00

Lender Name:

Buyer Name:

Seller Name:

LLC,

Legal Description:

ADAMS BENNETT INVESTMENTS

LARIOS, JOSE G; LARIOS, ELIZABETH

Sec / Twnship / Range: W2S2S2NW4SW4 S31T06NR10W SBM

Prior Transfer - 12/16/2010

cording Date:

12/16/2010

\$0.00

\$0.00

Type of Sale:

Document#:

Document Type:

Document#:

Type of Sale:

Buyer Vesting:

Document Type:

Buyer Vesting:

Joint Tenancy

10-1864362

11-0710442

Grant Deed

N/A

Full Amount on Deed

Seller Name:

Lender Name: **Buyer Name:**

Price:

First TD:

ELIZABETH

LANOS, MARIA A; LOPEZ, KIMBERLY

LANOS, JOSE G; LANOS,

Legal Description:

Sec / Twnship / Range: W2S2S2NW4SW4 S31T06NR10W SBBM

Prior Transfer - 05/17/2007

Recording Date:

05/17/2007

Document#:

07-1207693

Price:

\$0.00

Document Type:

Intrafamily Transfer or Dissolution

Intrafamily Transfer or Dissolution

Non-Arms Length Transfer

First TD:

\$0.00

Type of Sale:

Non-Arms Length Transfer

Lender Name:

Buyer Name:

LARIOS, MARIA A; LOPEZ,

KIMBERLY

Buyer Vesting:

Joint Tenancy

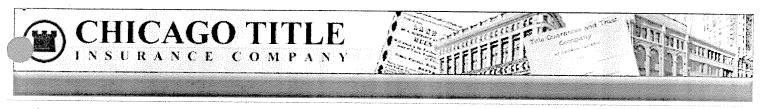
Seller Name:

LOPEZ, CARLOS D; LOPEZ, YOLANDA

Legal Description:

Sec / Twnship / Range: W2S2S2NW4SW4 S31T06NR10W SBM

Courtesy of Chicago Title Offered by Chicago Title



Chicago Title

Full-Computed from Transfer Tax



Prior Transfer - 03/17/2005

Recording Date:

03/17/2005

Price:

\$16,000.00

First TD:

\$0.00

Lender Name:

Buyer Name:

LOPEZ, CARLOS D; LOPEZ,

YOLANDA

Buyer Vesting:

Document#:

Type of Sale:

Document Type:

Joint Tenancy

05-0615139

Grant Deed

Seller Name:

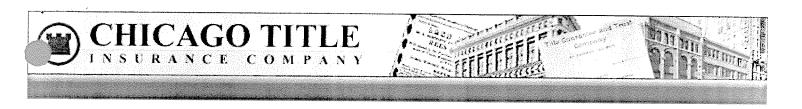
HIGA, KOYU; KOYU HIGA REVOCABLE TRUST,

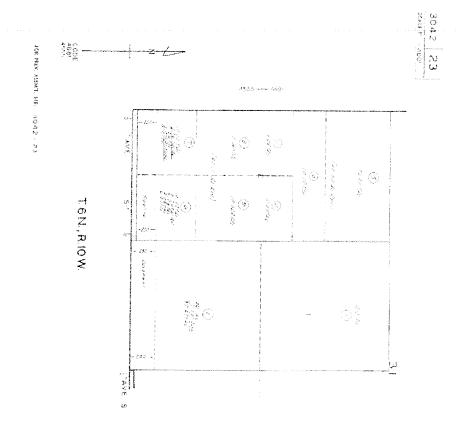
Legal Description:

Sec / Twnship / Range: W2S2S2NW4SW4 S31T06NR10W SBM

City / Muni / Twp: PALMDALE

Courtesy of Chicago Title Offered by Chicago Title





COUNTY OF SON OR ACTOR

Courtesy of Chicago Title Offered by Chicago Title All Information produced is deemed reliable but is not guaranteed.





20110710442



Recorded/Filed in Official Records Recorder's Office, Los Angeles County, California

05/20/11 AT 08:00AM

FEES:

32.00

Pages: 0003

TAXES:

MEPR 0.00

PAID:

NEDR





201103200190005

00004175737



003314061

SEQ: 01

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY CHICAGO TITLE COMPANY

AND WHEN RECORDED MAIL TO

Adams Bennett Investments, LLC200 South Main Street Suite 200 Corona, CA 92882



Escrow No. 118200103 - #19 Order No. 106747151-X59

SPACE ABOVE THIS LINE FOR REGORDER'S USE .

Assessor's Parcel No. 3042-023-011 and -012

THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSFER TAX IS NOT of public record X unincorporated area City of 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 FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Jose G. Larios and Elizabeth Larios, husband and wife

hereby GRANT(S) to

Adams Bennett Investments, LLC, a California limited liability company

the following described real property in the County of Los Angeles , State of California: LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

GRANT DEED

Dated April 26, 2011

STATE OF AA

COUNTY OF LOS Angeles

before me,

A. Rosales Notary Public, personally appeared

Jose G. Lavios Flizabeth Larios

Jose Larios

who proved to the on the basis of satisfactory evidence to be the person(s) whose name(s) is/ere subscribed to the within instrument and acknowledged to me that he/she/fre/executed the same in his/her/their/authorized capacity(es) 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 PENACTY OF PERUURY under the Jaws of the State of California that the foregoing paragraph is true and correct

Los Angeles County Comm Expires Apr 24, 2015

FOR NOTARY SEAL OR STAMP

A. ROSALES Commission # 1933804 Notary Public - California

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Street Address

City, State & Zin

WITNESS my har

2

Page 1

Escrow No. 118200103 - M19

LEGAL DESCRIPTION EXHIBIT

PARCEL 1: (3042-023-011)

THE WEST HALF OF THE SOUTH HALF OF SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2: (3042-023-012)

THE EAST HALF OF THE SOUTH HALF OF SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2A:

AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES, FOR USE IN COMMON WITH OTHERS, OVER THE SOUTHERLY 32 FEET OF THE WEST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.



Profile Report

Chicago Title (

Primary Owner: ADAMS BENNETT INVESTMENTS LLC,

Secondary Owner:

Mail Address: 200 S MAIN ST STE 200

CORONA, CA 92882-2212

Site Address: VIC AVE R8 80TH STE

SUN VILLAGE, CA 93543

APN: 3042-023-012

Housing Tract Number:

Lot Number: 2

Legal Description: Lot Code: 2

Sec / Twnship / Range: SEC 31 TWN 6N RNG 10W Legal Brief Description: LOT:2 CITY:REGION/CLUSTER: 01/01113 SEC/TWN/RNG/MER:SEC 31 TWN 6N RNG 10W E 1/2 OF S 1/2 OF S 1/2 OF N 1/2 OF LOT 2 IN SW 1/4 OF SEC

31 T 6N R 10W

City / Muni / Twp: REGION/CLUSTER: 01/01113

Property Details

Bedrooms: Bathrooms: n

Year Built:

Square Feet:

Garage:

Lot Size:

5.05 AC

Total Rooms:

Fireplace:

Number of Units: 0

Zoning:

LCA21*

Pool:

Use Code:

Residential-Vacant Land

No of Stories:

Building Style:

Sale Information

Transfer Date: 05/20/2011

Seller:

LARIOS, JOSE G; LARIOS, ELIZABETH

\$852.56

Transfer Value: \$95,000.00

Document#: 11-0710442

Cost/Sq Feet:

Title Company: CHICAGO TITLE COMPANY

Assessment and Taxes

Assessed Value:

\$48,450.00

Percent Improvement: 0.00%

Homeowner Exemption:

Land Value:

\$48,450.00

Tax Amount:

Tax Rate Area:

4-681

Improvement Value:

\$0.00

Tax Account ID:

Tax Status:

Current

Market Improvement Value:

Market Land Value:

Market Value:

Year:

2012

Courtesy of Chicago Title Offered by Chicago Title





ADAMS BENNETT INVESTMENTS LLC, VIC AVE R8 80TH STE, SUN VILLAGE, CA 93543 APN: 3042-023-012 LOS ANGELES COUNTY

Document#:

Type of Sale:

Buyer Vesting:

Document#:

Type of Sale:

Buyer Vesting:

Document Type:

Document Type:

Prior Transfer - 05/20/2011

Recording Date:

Price:

05/20/2011

\$95,000.00

Multiple Parcels Involved in this

transaction

\$0.00

First TD: Lender Name:

Buyer Name:

Legal Description:

Seller Name:

LLC, LARIOS, JOSE G; LARIOS, ELIZABETH

ADAMS BENNETT INVESTMENTS

Sec / Twnship / Range: E2S2S2NW4SW4 S31T06NR10W SBM

Prior Transfer - 02/25/2008

ording Date:

02/25/2008

\$0.00

\$0.00

Lender Name:

Price:

First TD:

Buyer Name:

Seller Name:

LARIOS, JOSE G

LARIOS, MARIA A

Legal Description:

Sec / Twnship / Range: E2S2S2NW4SW4 S31T06NR10W SBM

Prior Transfer - 05/17/2007

Recording Date:

05/17/2007

Document#:

07-1207692

11-0710442

Grant Deed

08-0322956

Grant Deed

separate property

N/A

Full Amount on Deed

Price:

\$0.00

Document Type:

Intrafamily Transfer or Dissolution

First TD:

\$0.00

Type of Sale:

Non-Arms Length Transfer

Married Man as his sole and

Lender Name:

Buyer Name:

LARIOS, MARIA A

Buyer Vesting:

N/A

Seller Name:

LARIOS, MARIA A; LOPEZ, YOLANDA

Legal Description:

Sec / Twnship / Range: E2S2S2NW4SW4 S31T06NR10W SBM

Courtesy of Chicago Title Offered by Chicago Title



Document#:

Type of Sale:

Document#:

Type of Sale:

Buyer Vesting:

Document Type:

Document Type:

Property History

Chicago Title (

Full-Computed from Transfer Tax

Intrafamily Transfer or Dissolution

Married Woman as her sole and

Non-Arms Length Transfer

05-0615138

Grant Deed

Joint Tenancy

05-0615137

separate property



Prior Transfer - 03/17/2005

Recording Date:

03/17/2005

Price:

\$16,000.00

First TD:

\$0.00

Lender Name:

Buyer Name:

Seller Name:

Legal Description:

LARIOS, MARIA A; LOPEZ,

YOLANDA

Buyer Vesting:

Sec / Twnship / Range: E2S2S2NW4SW4 S31T06NR10W SBM

HIGA, JANET HATSUE; JANET HATSUE HIGA REVOCABLE TRUST,

Legal Brief Description: LOCATION: PALMDALE CA

City / Muni / Twp: PALMDALE

Prior Transfer - 03/17/2005

Recording Date:

03/17/2005

Price: \$0.00 \$0.00

First TD:

der Name:

Buyer Name:

Legal Description:

Seller Name:

LOPEZ, YOLANDA

LOPEZ, CARLOS

Sec / Twnship / Range: E2S2S2NW4SW4 S31T06NR10W SBM

Legal Brief Description: LOCATION: PALMDALE CA

City / Muni / Twp: PALMDALE

Prior Transfer - 03/17/2005

Recording Date:

03/17/2005

\$0.00

\$0.00

Document#:

Document Type:

Type of Sale:

Intrafamily Transfer or Dissolution

Non-Arms Length Transfer

Lender Name:

Buyer Name:

Price:

First TD:

CHINEN, JERRY M; CHINEN, GLENN Buyer Vesting:

Revocable Trust

05-0615136

Seller Name:

CHINEN, JERRY M; JERRY M CHINEN TRUST,

Legal Description:

Sec / Twnship / Range: E2S2S2NW4SW4 S31T06NR10W SBM

Legal Brief Description: LOCATION: PALMDALE CA

City / Muni / Twp: PALMDALE

Courtesy of Chicago Title Offered by Chicago Title



Chicago Title (

Intrafamily Transfer or Dissolution

Non-Arms Length Transfer



Prior Transfer - 01/24/2000

Recording Date:

01/24/2000

Price:

\$0.00

First TD:

\$0.00

Lender Name:

Buyer Name: Seller Name:

CHINEN TRUST,

CHINEN, JERRY M; CHINEN, GLENN M

Legal Description:

CHINEN, JERRY M; JERRY M

Document#:

Type of Sale:

Document Type:

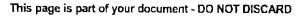
Buyer Vesting:

Trust

00-0103701

Sec / Twnship / Range: E2S2S2NW4SW4 S31T06NR10W SBM

Courtesy of Chicago Title Offered by Chicago Title





20110710442



Recorded/Filed in Official Records Recorder's Office, Los Angeles County, California

05/20/11 AT 08:00AM

FEES:

32.00

Pages: 0003

TAXES:

NFPR 0.00

PAID:

NEPR



LEADSHEEL



20110520019000

00004175737



003314061

SEQ: 01

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED



RECORDING REQUESTED BY CHICAGO TITLE COMPANY

AND WHEN RECORDED MAIL TO

Adams Bennett Investments, LLC 200 South Main Street Suite 200 Corona, CA 92882



Escrow No. 118200103 - W19 Order No. 106747151-X59

SPACE ABOVE THIS UNE FOR RECORDER'S USE

Assessor's Parcel No. 3042-023-011 and -012

GRANT DEED THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSFER TAX IS NOT of public record City of 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 FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Jose G. Larios and Elizabeth Larios, husband and wife

hereby GRANT(S) to

Adams Bennett Investments, LLC, a California limited liability company

the following described real property in the County of Los Angeles , State of California: LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

Dated April 26, 2011 STATE OF AA COUNTY OF LOS Angeles May 13, 2011 A. Rosales, r before me, Jose Larios Notary Public, personally appeared Jose G. Lavios Flizabeth Larios

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

I certify under PENACTY OF PERJURY under the Jaws of the State of California that the foregoing paragraph is true and correct WITNESS my hard an

Los Angeles County Comm Expires Apr 24, 2015

A. ROSALES Commission # 1933804 Notary Public - California

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

3

Page 1

Escrow No. 118200103 - M19

LEGAL DESCRIPTION EXHIBIT

PARCEL 1: (3042-023-011)

THE WEST HALF OF THE SOUTH HALF OF SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL FLAT THEREOF.

PARCEL 2: (3042-023-012)

THE EAST HALF OF THE SOUTH HALF OF SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2A:

AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES, FOR USE IN COMMON WITH OTHERS, OVER THE SOUTHERLY 32 FEET OF THE WEST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PROOF OF SERVICE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

2

1

ANTELOPE VALLEY GROUNDWATER CASES

3

Re:

Los Angeles County Superior Court Judicial Council Coordinated Proceedings No. 4408; Santa Clara County Superior Court Case No. 1-05-CV-049053

5

4

I am employed in the County of Riverside, State of California. I am over the age of 18 years and not a party to the within action; my business address is: 3750 University Avenue, Suite 250, Riverside, CA 92501-3335.

6 7

On January 15, 2013, I served the foregoing document(s) described as CROSS-DEFENDANT, ADAMS BENNETT INVESTMENTS, LLC'S FIRST SUPPLEMENTAL RESPONSE TO DECEMBER 12, 2012 DISCOVERY ORDER FOR PHASE 4 TRIAL on the interested parties in this action in the following manner:

9

8

(X) **BY ELECTRONIC SERVICE** – I posted the document(s) listed above to the Santa Clara County Superior Court website, http://www.scefiling.org, in the action of the Antelope Valley Groundwater Cases,

10 11

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

DINA M. SNIDER

12 13

Executed on January 15, 2013, at Riverside, California.

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2122

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GRESHAM | SAVACE 8 ATTORNEYS AT LAW 3750 UNIVERSITY AVE. STE. 250 RIVERSIDE, CA 92501-3335 (951) 684-2171

-9-