

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
4 Riverside, CA 92501-3335
Telephone: (951) 684-2171
5 Facsimile: (951) 684-2150

6 Attorneys for Cross-Defendant/Cross-Complainant,
A.V. UNITED MUTUAL GROUP; and Cross-
7 Defendants, ADAMS BENNETT INVESTMENTS,
LLC; MIRACLE IMPROVEMENT CORPORATION
8 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
10 SHEEP CREEK WATER COMPANY, INC.

11
12 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**
13 **IN AND FOR THE COUNTY OF LOS ANGELES**

14 Coordination Proceeding
Special Title (Rule 1550(b))

) Judicial Council Coordination
) Proceeding No. 4408

15 **ANTELOPE VALLEY GROUNDWATER**
16 **CASES**

) Santa Clara Case No. 1-05-CV-049053
) Assigned to the Honorable Jack Komar
) Department 17C

17 Including Consolidated Actions:

18 **Los Angeles County Waterworks District**
No. 40 v. Diamond Farming Co.
19 Superior Court of California, County of Los
Angeles, Case No. BC 325 201

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

20 **Los Angeles County Waterworks District**
No. 40 v. Diamond Farming Co.
21 Superior Court of California, County of Kern,
Case No. S-1500-CV-254-348

) For Court's Use Only:
) Santa Clara County
) Case No. 1-05-CV-049053
) (For E-Posting/E-Service Purposes Only)

22 **Wm. Bolthouse Farms, Inc. v. City of**
23 **Lancaster**
24 **Diamond Farming Co. v. City of Lancaster**
Diamond Farming Co. v. Palmdale Water
25 **Dist.**

26 Superior Court of California, County of
Riverside, consolidated actions, Case Nos. RIC
353 840, RIC 344 436, RIC 344 668

27 AND RELATED ACTIONS.
28

1 **TO ALL PARTIES AND TO THEIR ATTORNEYS OF RECORD:**

2 Cross-Defendant, **ADAMS BENNETT INVESTMENTS, LLC** (“Adams Bennett”), by
3 and through its attorneys of record, Gresham Savage Nolan & Tilden, PC, by Michael Duane
4 Davis, Marlene L. Allen-Hammarlund and Derek R. Hoffman, submits the following
5 supplemental information and materials, under penalty of perjury, in response to the December
6 12, 2012 Discovery Order for Phase 4 Trial (“*Discovery Order*”), issued by the Honorable Jack
7 Komar, Trial Judge.

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

16 Each supplemental response is identified by reference to specific responses and
17 documents provided in *Cross-Defendant, Adams Bennett Investments, LLC’s Information and*
18 *Materials Responsive To December 12, 2012 Discovery Order For Phase 4 Trial* (the “*Original*
19 *Responses*”).
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1 **Original Response I.1.a. Location of Property** is amended to read as follows: Adams Bennett
2 Investments, LLC, does not yet hold fee title to Assessor's Parcel Number ("APN") **3042-021-**
3 **019**; however, this parcel is currently under escrow for purchase by Adams Bennett Investments,
4 LLC. Also, Adams Bennett recently closed escrow on **APN 3027-013-012**.

5
6 **Original Response I.3.b. *Prima Facie* Property Uses Materials** is supplemented to include the
7 following additional documents:

- 8 • Grant Deed, as to East 1/2 as Parcel 1, Hiroshi Shima, Trustee for the Hiroshi Shima
9 Revocable Trust Agreement, dated the 20th day of July, 1984, made by Hiroshi Shima as
10 Grantor, as Tenant in Severalty, its successors and assigns and Hiroshi Shimabukuro and
11 Chieko Shimabukuro, husband and wife, as joint tenants and Minoru Shimabukuro,
12 Trustee of said Minoru Shimabukuro Revocable Trust and Mabel Shizue Shimabukuro,
13 Trustee of said Mabel Shizue Shimabukuro Trust, as their interests may appear; and, as to
14 West 1/2 as Parcel 2, Hiroshi Shimabukuro and Chieko Shimabukuro, husband and wife,
15 as joint tenants and Minoru Shimabukuro, Trustee of said Minoru Shimabukuro
16 Revocable Trust and Mabel Shizue Shimabukuro, Trustee of said Mabel Shizue
17 Shimabukuro Trust, as their interests may appear, to Adams Bennett Investments, LLC,
18 executed in counterparts on February 4, 2011 and February 14, 2011, Los Angeles
19 County Recordation No. 20110307714, conveying **APN 3024-015-044**
- 20 • Grant Deed from Yasuko Fukuda, as Trustee of the Fukuda Revocable Trust dated May
21 19, 1992 to Adams Bennett Investments, LLC, dated February 2, 2011, Los Angeles
22 County Recordation No. 20110245883, conveying **APN 3024-015-009**
- 23 • Grant Deed from Surja T. Hendrawan and Liana Widjaja, husband and wife, as joint
24 tenants to Adams Bennett Investments, LLC, dated March 29, 2011, Los Angeles County
25 Recordation No. 20110488072, conveying **APN 3027-013-009**

- 1 • Grant Deed from Surja T. Hendrawan and Liana Widjaja, husband and wife, as joint
2 tenants to Adams Bennett Investments, LLC, dated March 29, 2011, Los Angeles County
3 Recordation No. 20110488073, conveying **APN 3027-013-011**
- 4 • Grant Deed from Fares Lahood, a married man, as his sole and separate property, to
5 Adams Bennett Investments, LLC, dated December 8, 2010, Los Angeles County
6 Recordation No. 20101909118, conveying **APN 3027-013-017**
- 7 • Grant Deed from Dieu-Hyen Phan Tran and Thang Duc Pham to Adams Bennett
8 Investments, LLC, dated November 24, 2010, Los Angeles County Recordation No.
9 20110035078, conveying **APN 3027-013-051**
- 10 • Grant Deed from Greg Baker, an unmarried man, to Adams Bennett Investments, LLC,
11 dated November 22, 2010, Los Angeles County Recordation No. 20101853778,
12 conveying **APN 3042-021-002**
- 13 • Grant Deed from Philip Learn Knoll and Aldene Lynn Knoll, Trustees of The Phil and
14 Aldene Knoll Living Trust, UTD, January 19, 2005 to Adams Bennett Investments, LLC,
15 dated February 3, 2011, Los Angeles County Recordation No. 20110245884, conveying
16 **APN 3042-021-003**
- 17 • Grant Deed from Lap P. Quach and Lan M. Huynh, Trustees of The Lap P. Quach and
18 Lan M. Huynh Living Trust, under Declaration of Trust dated October 19, 2005, to
19 Adams Bennett Investments, LLC, dated November 14, 2010, Los Angeles County
20 Recordation No. 20101764828, conveying **APN 3042-023-001** and **APN 3042-021-006**
- 21 • Grant Deed from Mannon Rivera Hayward and Toby B. Hayward, wife and husband,
22 Linda Rivera-Venezia and Jay Vinezia, wife and husband, and Gabriel A. Rivera, Jr. and
23 Mary Rose Rivera, husband and wife, to Adams Bennett Investments, LLC, dated
24 December 11, 2010, Los Angeles County Recordation No. 20101892674, conveying
25 **APN 3042-021-008**
- 26 • Grant Deed from Evelyn Fried and Barbara Fried Gilbert, Co-Trustees under Revocable
27 Trust Agreement entered into between Nathan Fried and Evelyn Fried on March 29,

- 1973, to Adams Bennett Investments, LLC, dated November 27, 2010, Los Angeles 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**

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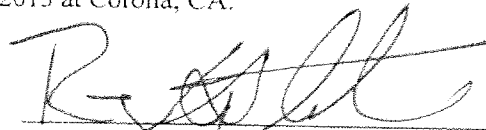
- Chicago Title Insurance Company Property Profile Reports for Los Angeles County APNs 3024-015-044, 3024-015-009, 3027-013-009, 3027-013-011, 3027-013-017, 3027-013-051, 3042-021-002, 3042-021-003, 3042-021-006, 3042-021-008, 3042-021-009, 3042-021-019, 3042-021-020, 3042-021-023, 3042-021-024, 3042-021-026,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

1 Verification by Authorized Individual:

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

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

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

8 
9
10 **ROGER HORTICK**

11 Respectfully submitted,

12 GRESHAM SAVAGE NOLAN & TIDEN, PC

13 By: 

14 **MICHAEL DUANE DAVIS, ESQ.**
15 **MARLENE L. ALLEN-HAMMARLUND, ESQ.**
16 **DEREK R. HOFFMAN, ESQ.**

17 Attorneys for CROSS-DEFENDANT / CROSS-
18 COMPLAINANT, A. V. UNITED MUTUAL GROUP;
19 and CROSS-DEFENDANTS, ADAMS BENNETT
20 INVESTMENTS, LLC, MIRACLE IMPROVEMENT
21 CORPORATION dba GOLDEN SANDS MOBILE
22 HOME PARK, aka GOLDEN SANDS TRAILER PARK
23 [ROE 1121], ST. ANDREW'S ABBEY, INC. [ROE
24 623], SERVICE ROCK PRODUCTS, L.P., and SHEEP
25 CREEK WATER COMPANY, INC.
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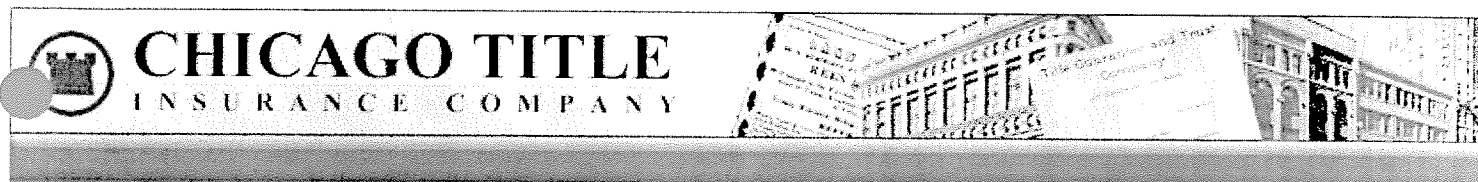
ADAMS BENNETT

Attachment I.3.b.i.

28

GRESHAM | SAVAGE
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

Bedrooms: 0	Year Built:	Square Feet:
Bathrooms: 0	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,
Transfer Value: \$36,000.00	Document#: <u>11-0307714</u> 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: \$647.87	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		

Courtesy of Chicago Title
Offered by Chicago Title

All Information produced is deemed reliable but is not guaranteed.

**CHICAGO TITLE**
INSURANCE COMPANY**Property History**

Chicago Title

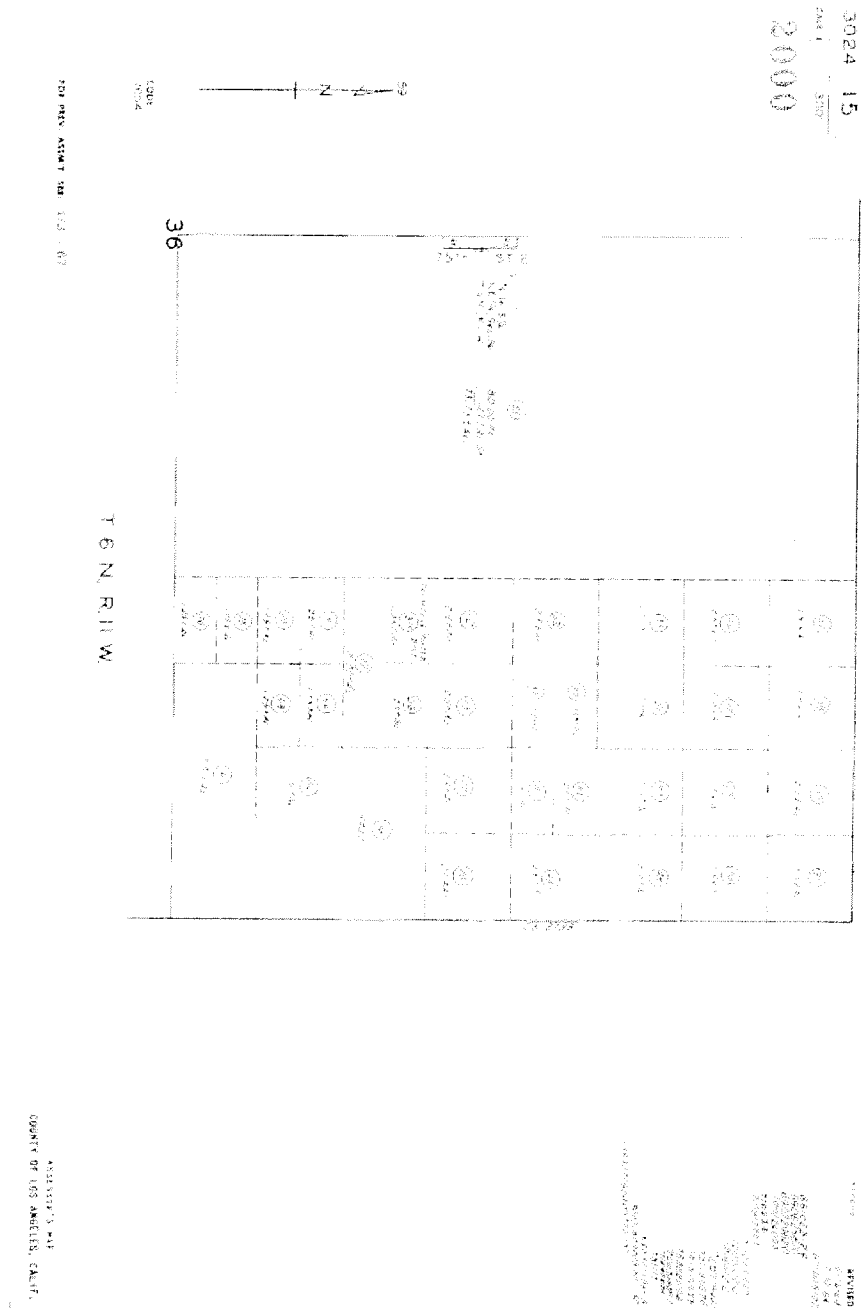
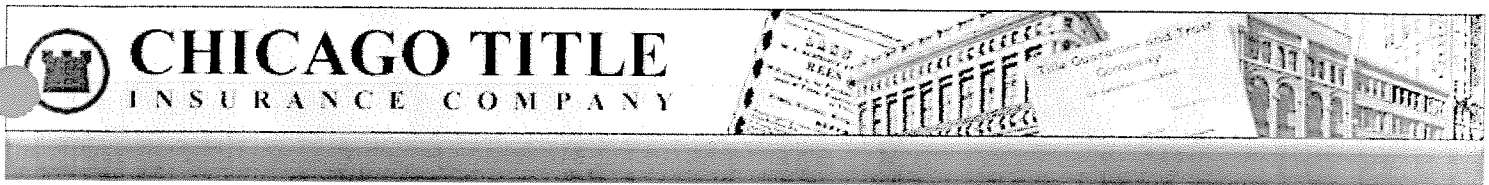
ADAMS BENNETT INVESTMENTS LLC
80 AVE R6 VIC, PEARLAND, CA 93553
APN: 3024-015-044 LOS ANGELES COUNTY

Prior Transfer - 02/28/2011

Recording Date:	02/28/2011	Document#:	<u>11-0307714</u>
Price:	\$36,000.00	Document Type:	Grant Deed
First TD:	\$0.00	Type of Sale:	Full-Computed from Transfer Tax
Lender Name:			
Buyer Name:	ADAMS BENNETT INVESTMENTS LLC,	Buyer Vesting:	N/A
Seller Name:	SHIMA, HIROSHI; HIROSHI SHIMA REVOCABLE TRUST,		
Legal Description:	Sec / Twntship / Range: NE4SE4SE4NE4 S36T06NR11W SBM		

Courtesy of Chicago Title
Offered by Chicago Title

All Information produced is deemed reliable but is not guaranteed.



Courtesy of Chicago Title
Offered by Chicago Title

All Information produced is deemed reliable but is not guaranteed.

This page is part of your document - DO NOT DISCARD



20110307714



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

02/28/11 AT 08:00AM

Pages:
0007

FEES:	44.00
TAXES:	39.60
OTHER:	0.00
PAID:	83.60



LEADSHEET



201102280260035

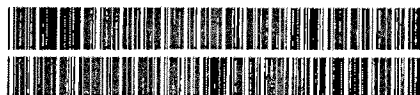
00003813786



003183325

SEQ:
06

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

20 TITLE

2

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 S MAIN STREET
CORONA, CA 92882

APN: 3024-015-044

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

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

3

EXECUTED IN COUNTERPART

DATED: February 4, 2011

~~State of California~~ LKA, NP Hawaii
~~County of LKA, NP~~ Hawaii

On this 15th February, 2011 before me,
Lucille K. Mossman, Notary Public
(here insert name and title of the officer), personally
appeared Hiroshi Shima and
Chieko Shima
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.

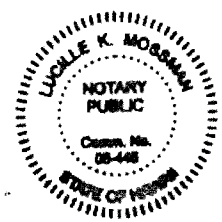
I certify under PENALTY OF PERJURY under the laws
of the State of ~~California~~ that the foregoing paragraph
is true and correct. Hawaii LKA, NP

WITNESS my hand and official seal.

Signature Lucille K. Mossman (Seal)

LUCILLE K. MOSSMAN
NOTARY PUBLIC

My commission expires on 7/17/2013



Minoru Shimabukuro, Trustee of said Minoru
Shimabukuro Revocable Trust

By: _____
Minoru Shimabukuro, Trustee

Mabel Shizue Shimabukuro, Trustee of said Mabel
Shizue Shimabukuro Trust

By: _____
Mabel Shizue Shimabukuro, Trustee

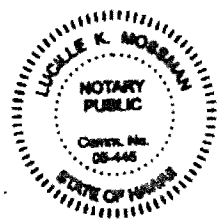
Hiroshi Shima, Trustee for the Hiroshi Shima
Revocable Trust Agreement dated the 20th day of
July, 1984

By: Hiroshi Shima, Trustee
Hiroshi Shima, Trustee

Hiroshi Shima
Hiroshi Shima

Chieko Shima
Chieko Shima

Doc. Description: Grant Deed
Escrow No: 5643361-PG
Doc. Date: No Date No. Pages: 2
Lucille K. Mossman 3rd
Notary Printed Name Just Circuit
2-15-2011



DATED: February 4, 2011

State of California)
County of _____)

On _____ before me,
_____, Notary Public
(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: Minoru Shimabukuro
Minoru Shimabukuro, Trustee

Mabel Shizue Shimabukuro, Trustee of said Mabel
Shizue Shimabukuro Trust

By: Mabel Shizue Shimabukuro
Mabel Shizue Shimabukuro, Trustee

Hiroshi Shima, Trustee for the Hiroshi Shima
Revocable Trust Agreement dated the 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

4
EXECUTED IN COUNTERPART

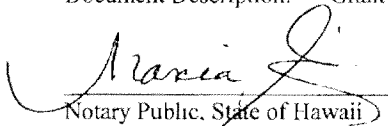
STATE OF HAWAII)
) ss.
COUNTY OF HAWAII)

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.

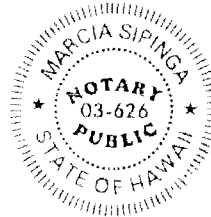
Doc. Date: 14 February 2011

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 02 2011**

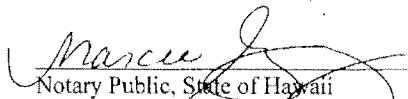
STATE OF HAWAII)
) ss.
COUNTY OF HAWAII)

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 02 2011**

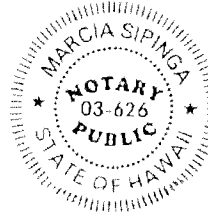


Exhibit One

Order No. 106747141-X59

7

LEGAL DESCRIPTION

PARCEL 1:

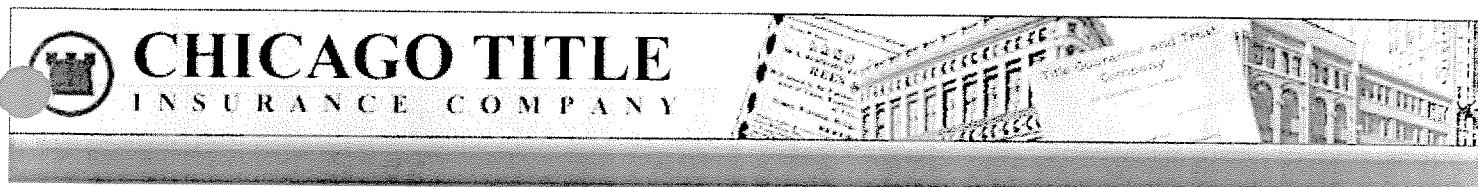
THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL ON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

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 / Twndship / 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

Bedrooms: 0	Year Built:	Square Feet:
Bathrooms: 0	Garage:	Lot Size: 1.25 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

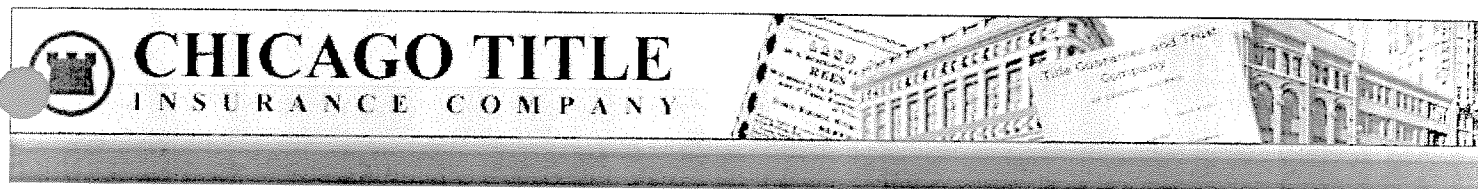
Transfer Date: 02/15/2011	Seller: FUKUDA, YASUKO; FUKUDA REVOCABLE TRUST,
Transfer Value: \$10,000.00	Document#: <u>11-0245883</u> Cost/Sq Feet:
Title Company: CHICAGO TITLE COMPANY	

Assessment and Taxes

Assessed Value: \$10,404.00	Percent Improvement: 0.00%	Homeowner Exemption:
Land Value: \$10,404.00	Tax Amount: \$224.43	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		

Courtesy of Chicago Title
Offered by Chicago Title

All Information produced is deemed reliable but is not guaranteed.



Property History**Chicago Title** 

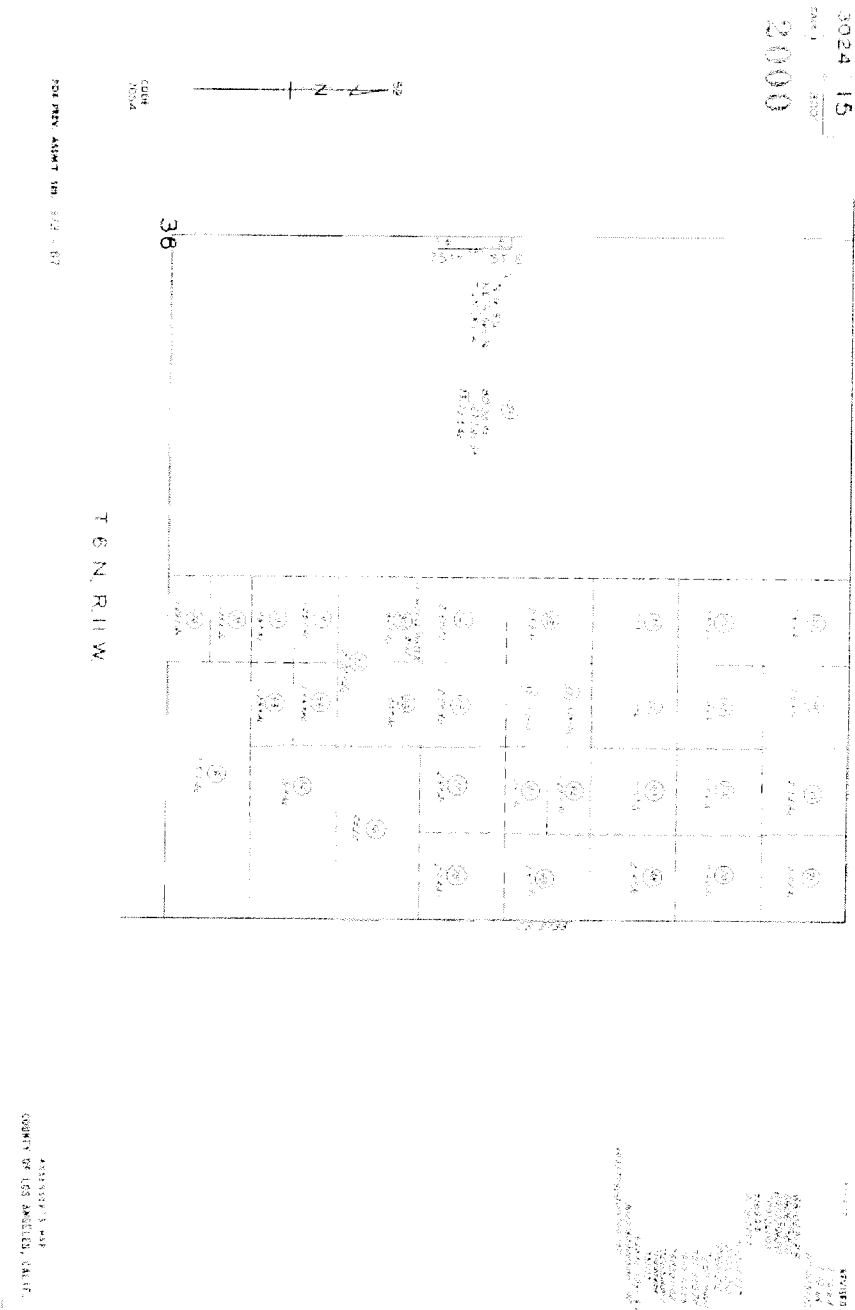
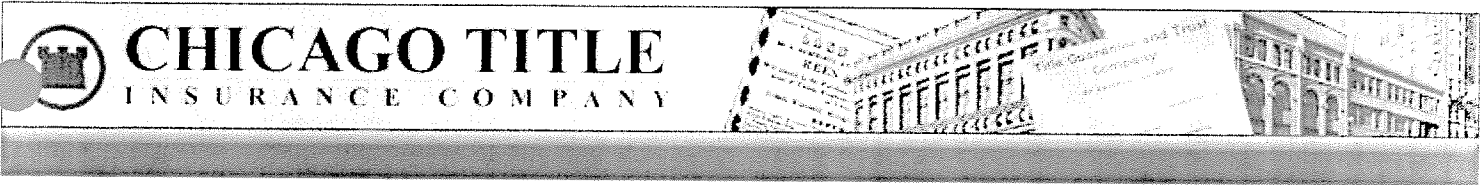
ADAMS BENNETT INVESTMENTS LLC
VIC 77RD STE VIC AVE R6, PEARLAND, CA 93553
APN: 3024-015-009 LOS ANGELES COUNTY

Prior Transfer - 02/15/2011

Recording Date:	02/15/2011	Document#:	<u>11-0245883</u>
Price:	\$10,000.00	Document Type:	Grant Deed
First TD:	\$0.00	Type of Sale:	Full Amount on Deed
Lender Name:			
Buyer Name:	ADAMS BENNETT INVESTMENTS LLC,	Buyer Vesting:	N/A
Seller Name:	FUKUDA, YASUKO; FUKUDA REVOCABLE TRUST,		
Legal Description:	Sec / Twnship / Range: S36T06NR11W SBB&M City / Muni / Twp: PALMDALE		

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

02/15/11 AT 08:00AM

FEES:	32.00
TAXES:	NEPR
OTHER:	0.00
PAID:	NEPR



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SEQ:
02

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
200 S. Main Street
Corona, CA 92878
Attn: Christine Kellogg



ESCROW No. 935082978 - M19
Order No. 106747217-X59

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

Assessor's Parcel No.
3024-015-009

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS not of public record

☐ unincorporated area ☒ City of Palmdale

☒ 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 PUBLIC RECORD

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 California

COUNTY OF

On

2/4/11

M. Dullea-Tejada

Notary Public, personally appeared

Yasuko Fukuda

} SS.
before me,

Yasuko Fukuda, Trustee of the
Fukuda Revocable Trust dated
May 19, 1992

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 of Notary

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

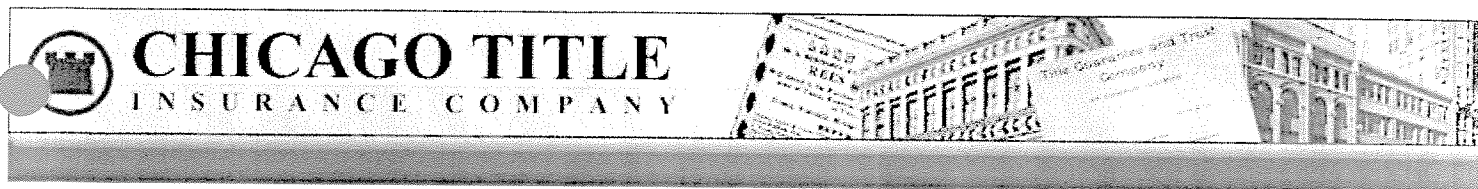
Page 1

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 / Twndship / 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: 0	Year Built:	Square Feet:
Bathrooms: 0	Garage:	Lot Size: 9.55 AC
Total Rooms:	Fireplace:	Number of Units: 0
Zoning: LCA21*	Pool:	Use Code: Desert or Barren Land
No of Stories:		
Building Style:		

Sale Information

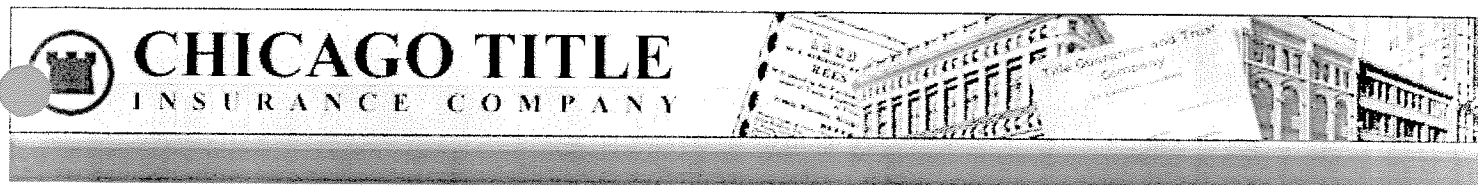
Transfer Date: 04/01/2011	Seller: HENDRAWAN, SURJA T; WIDJAJA, LIANA
Transfer Value: \$172,001.00	Document#: 11-0488072
Title Company: CHICAGO TITLE COMPANY	Cost/Sq Feet:

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: 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

All Information produced is deemed reliable but is not guaranteed.



Property History

Chicago Title 

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

Prior Transfer - 04/01/2011

Recording Date:	04/01/2011	Document#:	<u>11-0488072</u>
Price:	\$172,001.00	Document Type:	Grant Deed
First TD:	\$0.00	Type of Sale:	Full Amount on Deed
Lender Name:			
Buyer Name:	ADAMS BENNETT INVESTMENTS LLC,	Buyer Vesting:	N/A
Seller Name:	HENDRAWAN, SURJA T; WIDJAJA, LIANA		
Legal Description:	Lot Number: 1 Sec / Twntship / Range: SW4 S30T06NR10W SBB&M		

Foreclosure Record - 06/04/2009

Recording Date:	06/04/2009	Document#:	<u>09-0832985</u>
Document Type:	Notice of Rescission		
Min. Bid Amount:	\$0.00		
Beneficiary Name:	,		
Lender Type:	Not Known	Borrowers Name:	
Vesting:	N/A		
Legal Description:			

Foreclosure Record - 04/08/2009

Recording Date:	04/08/2009	Document#:	<u>09-0503606</u>
Document Type:	Notice of Default		
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 #:	04-3102228
Loan Date:	20041201	Loan Amount:	110000
Contact Name:	LETHUY TRONG		
Attention:	RELIABLE TRUST DEED SERVICES		
Lender Type:	Not Known	Borrowers Name:	
Vesting:	N/A		
Legal Description:			

Courtesy of Chicago Title
Offered by Chicago Title

All Information produced is deemed reliable but is not guaranteed.


CHICAGO TITLE
INSURANCE COMPANY


Property History

Chicago Title

Prior Transfer - 12/01/2004

Recording Date:	12/01/2004	Document#:	<u>04-3102227</u>
Price:	\$185,000.00	Document Type:	Grant Deed
First TD:	\$110,000.00	Type of Sale:	Full-Computed from Transfer Tax
First TD Doc:	<u>04-3102228</u>		
Lender Name:	THUY TRONG LE		
Buyer Name:	HENDRAWAN, SURJA T; WIDJAJA, LIANA	Buyer Vesting:	Joint Tenancy
Seller Name:	LE, THUY TRONG; NGUYEN, HA THANH		
Legal Description:	Lot Number: 1 Sec / Twntship / Range: SW4 S30T06NR10W SBB&M Legal Brief Description: E2 N20 AC GOVERNMENT LOT1		

Prior Transfer - 01/29/1996

Recording Date:	01/29/1996	Document#:	<u>96-0157231</u>
Price:	\$25,000.00	Document Type:	Grant Deed
First TD:	\$0.00	Type of Sale:	Price Unconfirmed
Lender Name:			
Buyer Name:	LE, THUY TRONG; NGUYEN, HA THANH	Buyer Vesting:	Tenants in Common
Seller Name:	CONWAY, CHRIS R; HARDING, CATHERINE		
Legal Description:	Lot Number: 1 Sec / Twntship / Range: SW4 S30T06NR10W SBB&M Legal Brief Description: EAST2 N20 AC GOVERNMENT LOT1		

Prior Transfer - 01/29/1996

Recording Date:	01/29/1996	Document#:	<u>96-0157230</u>
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 / Twntship / Range: SW4 S30T06NR10W SBM Legal Brief Description: EAST2 N20 AC LOT1		

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Offered by Chicago Title

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Recorder's Office, Los Angeles County,
California

04/01/11 AT 08:00AM

Pages:
0003

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OTHER:	0.00
PAID:	NEPR



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SEQ:
13

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY
CHICAGO TITLE COMPANY
AND WHEN RECORDED MAIL TO

2

Adams Bennett Investments,
LLC
200 S. Main Street
Corona, CA 92878
Attn: Christine Kellogg



Escrow No. 118200102 - M19
Order No. 116748807-X89
APN 3027-013-009

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
☒ 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,

TRANSFER TAX
NOT A PUBLIC RECORD

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

On

March 29, 2011
L. Beasley

I SS
before me,

Surja T. Hendrawan

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.

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

L. Beasley
Signature of Notary

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

138

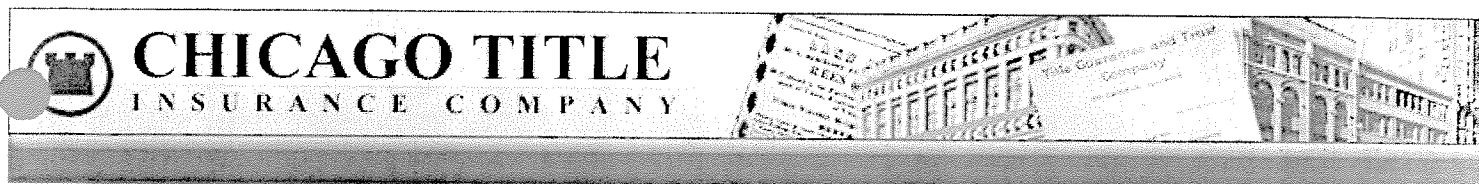
EXHIBIT A

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 / Twndship / 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:	Fireplace:	Number of Units: 0
Zoning: LCA21*	Pool:	Use Code: Desert or Barren Land
No of Stories:		
Building Style:		

Sale Information

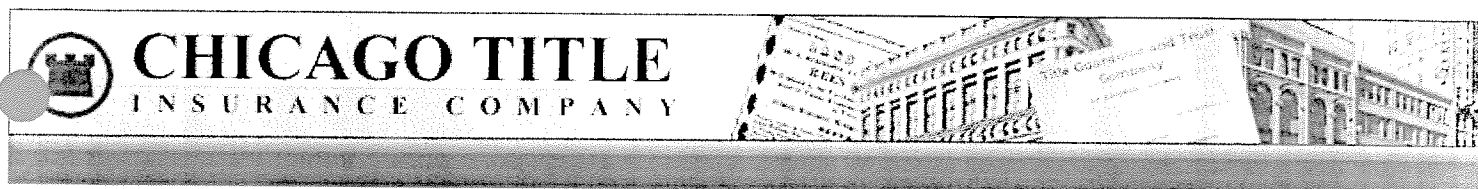
Transfer Date: 04/01/2011	Seller: HENDRAWAN, SURJA T; WIDJAJA, LIANA
Transfer Value: \$71,500.00	Document#: 11-0488073
Title Company: CHICAGO TITLE COMPANY	Cost/Sq Feet:

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: 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

All Information produced is deemed reliable but is not guaranteed.



Property History

Chicago Title 

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

Prior Transfer - 04/01/2011

Recording Date:	04/01/2011	Document#:	<u>11-0488073</u>
Price:	\$71,500.00	Document Type:	Grant Deed
First TD:	\$0.00	Type of Sale:	Full Amount on Deed
Lender Name:			
Buyer Name:	ADAMS BENNETT INVESTMENTS LLC,	Buyer Vesting:	N/A
Seller Name:	HENDRAWAN, SURJA T; WIDJAJA, LIANA		
Legal Description:	Lot Number: 1 Sec / Twntship / Range: SW4 S30T06NR10W SBB&M		

Prior Transfer - 10/31/2005

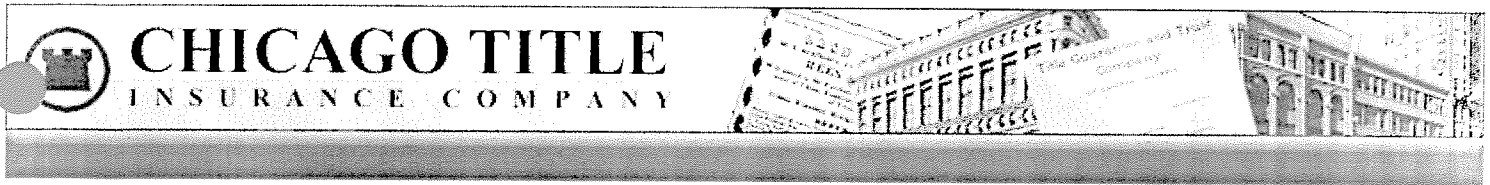
Recording Date:	10/31/2005	Document#:	<u>05-2616525</u>
Price:	\$100,000.00	Document Type:	Grant Deed
First TD:	\$0.00	Type of Sale:	Full-Computed from Transfer Tax
Lender Name:			
Buyer Name:	HENDRAWAN, SURJA T; WIDJAJA, LIANA	Buyer Vesting:	Joint Tenancy
Seller Name:	TOWNSEND, WILLIAM		
Legal Description:	Lot Number: 1 Sec / Twntship / Range: SW4 S30T06NR10W Legal Brief Description: EAST10 AC S20 AC N40 AC LOT1		

Prior Transfer - 10/01/2004

Recording Date:	10/01/2004	Document#:	<u>04-2539852</u>
Price:	\$48,000.00	Document Type:	Public Action
First TD:	\$0.00	Type of Sale:	Sold for Taxes
Lender Name:			
Buyer Name:	TOWNSEND, WILLIAM	Buyer Vesting:	N/A
Seller Name:	FEDERAL DEPOSIT INS CORP, ; MISSION VALLEY BK,		
Legal Description:	Lot Number: 1 Sec / Twntship / Range: SW4 S30T06NR10W Legal Brief Description: EAST10 AC S20 AC N40 AC LOT1		

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Offered by Chicago Title

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Recorder's Office, Los Angeles County,
California

04/01/11 AT 08:00AM

Pages:
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FEES:	22.00
TAXES:	NEPR
OTHER:	0.00
PAID:	NEPR



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SEQ:
14

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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: 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. 25

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,

TRANSFER TAX
NOT A PUBLIC RECORD

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

On March 29, 2011

L. Beasley

Notary Public, personally appeared

Surja T. Hendrawan and Liana Widjaja

} SS.
before me,

Surja T. Hendrawan

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.

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 of Notary

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

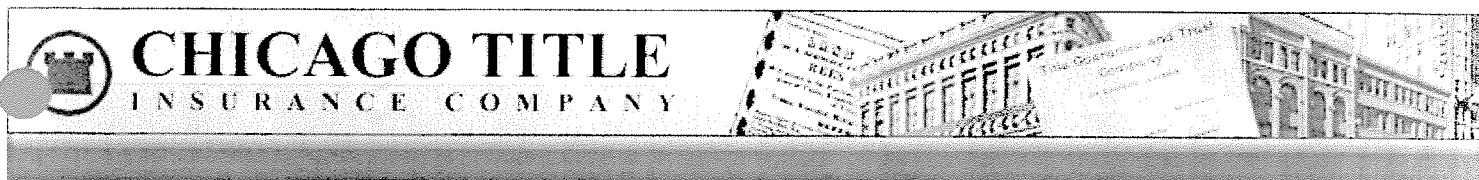
LEGAL DESCRIPTION

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 / Township / 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:	Square Feet:
Bathrooms: 0	Garage:	Lot Size: 82.03 AC
Total Rooms:	Fireplace:	Number of Units: 0
Zoning: LCA21*	Pool:	Use Code: Desert or Barren Land
No of Stories:		
Building Style:		

Sale Information

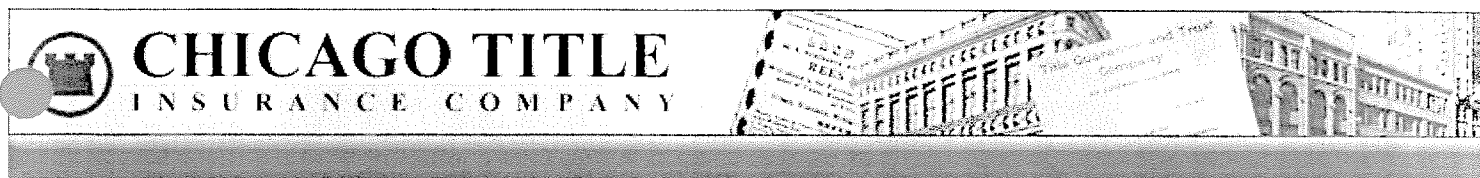
Transfer Date: 12/23/2010	Seller: LAHOOD, FARES	
Transfer Value: \$1,000,010.00	Document#: 10-1909118	Cost/Sq Feet:
Title Company: CHICAGO TITLE COMPANY		

Assessment and Taxes

Assessed Value: \$1,040,400.00	Percent Improvement: 0.00%	Homeowner Exemption:
Land Value: \$1,040,400.00	Tax Amount: \$14,143.50	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

All Information produced is deemed reliable but is not guaranteed.



Property History



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	Document#:	<u>10-1909118</u>
Price:	\$1,000,010.00	Document Type:	Grant Deed
First TD:	\$600,000.00	Type of Sale:	Full Amount on Deed
First TD Doc:	<u>10-1909119</u>		
Lender Name:	FARES LAHOOD		
Buyer Name:	ADAMS BENNETT INVESTMENTS LLC,	Buyer Vesting:	N/A
Seller Name:	LAHOOD, FARES		
Legal Description:	Sec / Twntship / Range: W2SW4 S30T06NR10W SBM		

Mortgage Record - 04/30/2009

Recording Date:	04/30/2009	Document#:	<u>09-0631771</u>
Loan Amount:	\$300,000.00	Loan Type:	Unknown
TD Due Date:		Type of Financing:	
Lender Name:	PACMED		
Lender Type:	Other	Borrowers Name:	LAHOOD,FARES
Vesting:	Married Man as his sole and separate property		
Legal Description:	Sec / Twntship / Range: W2SW4 S30T06NR10W SBM		

Mortgage Record - 02/07/2007

Recording Date:	02/07/2007	Document#:	<u>07-0266177</u>
Loan Amount:	\$300,000.00	Loan Type:	Unknown
TD Due Date:		Type of Financing:	
Lender Name:	PACMED		
Lender Type:	Other	Borrowers Name:	LAHOOD,FARES
Vesting:	Married Man as his sole and separate property		
Legal Description:	Sec / Twntship / Range: W2SW4 S30T06NR10W SBM		

Courtesy of Chicago Title
 Offered by Chicago Title

All Information produced is deemed reliable but is not guaranteed.


CHICAGO TITLE
INSURANCE COMPANY


Property History

Chicago Title

Mortgage Record - 01/03/2003

Recording Date:	01/03/2003	Document#:	<u>03-0020151</u>
Loan Amount:	\$50,000.00	Loan Type:	Unknown
TD Due Date:		Type of Financing:	
Lender Name:	D DIMATTIO	Borrowers Name:	LAHOOD,FARES
Lender Type:	Other		
Vesting:	Married Man as his sole and separate property		
Legal Description:	Sec / Twntship / Range: W2SW4 S30T06NR10W SBM City / Muni / Twp: PALMDALE		

Prior Transfer - 02/16/2001

Recording Date:	02/16/2001	Document#:	<u>01-0269833</u>
Price:	\$170,000.00	Document Type:	Grant Deed
First TD:	\$120,000.00	Type of Sale:	Full-Computed from Transfer Tax
First TD Doc:	<u>01-0269834</u>		
Lender Name:	DIAMONDVILLE LTD	Buyer Vesting:	Married Man as his sole and separate property
Buyer Name:	LAHOOD, FARES		
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#:	<u>01-0269832</u>
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 Vesting:	Married Man as his sole and separate property
Buyer Name:	LAHOOD, FARES		
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		

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20101909118



Pages:
0003

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Recorder's Office, Los Angeles County,
California

12/23/10 AT 08:00AM

FEES:	32.00
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OTHER:	0.00
PAID:	NFPR



LEADSHEET



201012230250051

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SEQ:
20

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 North Main Street
Suite 200
Corona, CA 92882



Escrow No. 935082867 - M19

Order No. 000000009 - 106746799-X59

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

Assessor's Parcel No
3027-013-017

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS NOT of public record

☒ unincorporated area

City of Palm Dale

☒ 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 ANGELES) SS.

On December 9, 2010 before me,

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/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.

Nina E. Bejany
Signature of Notary

June 20 2011
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

Page 1

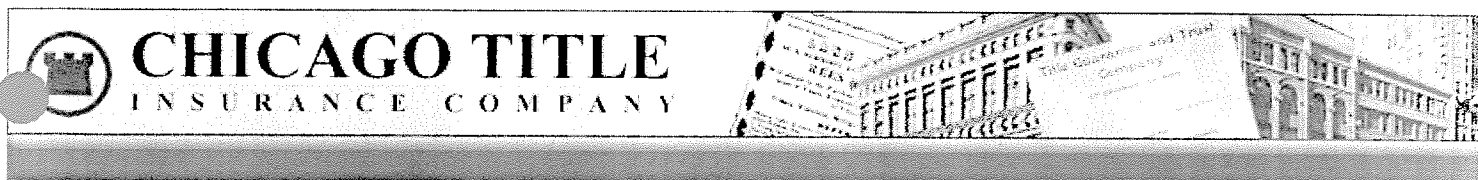
Escrow No 935082867 -M19

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

Rooms: 0	Year Built:	Square Feet:
Bathrooms: 0	Garage:	Lot Size: 9.24 AC
Total Rooms:	Fireplace:	Number of Units: 0
Zoning: LCA21*	Pool:	Use Code: Desert or Barren Land
No of Stories:		
Building Style:		

Sale Information

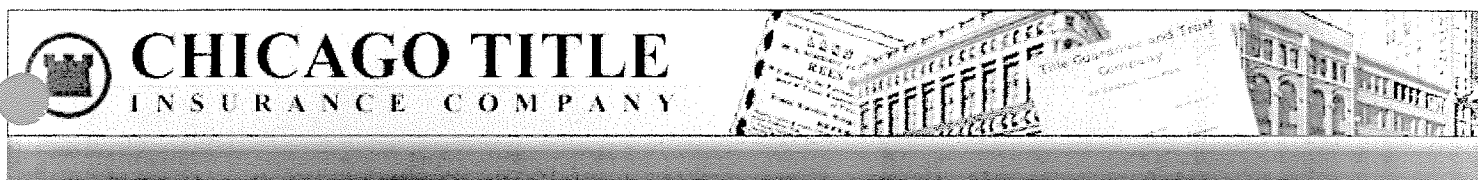
Transfer Date: 01/07/2011	Seller: TRAN, DIEU HUYEN PHAN; PHAM, THANG DUC
Transfer Value: \$46,500.00	Document#: <u>11-0035078</u>
Title Company: CHICAGO TITLE COMPANY	Cost/Sq Feet:

Assessment and Taxes

Assessed Value: \$16,230.00	Percent Improvement: 0.00%	Homeowner Exemption:
Land Value: \$16,230.00	Tax Amount: \$682.08	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		

Courtesy of Chicago Title
Offered by Chicago Title

All Information produced is deemed reliable but is not guaranteed.



Property History



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

Prior Transfer - 01/07/2011

Recording Date:	01/07/2011	Document#:	<u>11-0035078</u>
Price:	\$46,500.00	Document Type:	Grant Deed
First TD:	\$0.00	Type of Sale:	Full Amount on Deed
Lender Name:			
Buyer Name:	ADAMS BENNETT INVESTMENTS LLC,	Buyer Vesting:	N/A
Seller Name:	TRAN, DIEU HUYEN PHAN; PHAM, THANG DUC		
Legal Description:	Sec / Twnship / Range: SW4SW4SE4 S30T06NR10W SBM City / Muni / Twp: PALMDALE		

Prior Transfer - 04/18/2001

Recording Date:	04/18/2001	Document#:	<u>01-0654612</u>
Price:	\$7,211.00	Document Type:	Public Action
First TD:	\$0.00	Type of Sale:	Full Amount on Deed
Lender Name:			
Buyer Name:	TRAN, DIEU HUYEN PHAN; PHAM, THANG DUC	Buyer Vesting:	Joint Tenancy
Seller Name:	ZIEMELIS, MARTINA; PRISMANTAS, ALMA		
Legal Description:	Sec / Twnship / Range: SW4SW4SE4 S30T06NR10W		

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

01/07/11 AT 08:00AM

FEES:	32.00
TAXES:	NFPR
OTHER:	0.00
PAYD:	NFPR



LEADSHEET



201101070130012

00003568642



003088074

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 S. Main Street
Corona, CA 92878
Attn: Kaye Bennett



Escrow No. 935082913 - M19
Order No. 106746993-X59

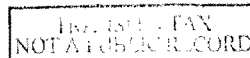
SPACE ABOVE THIS LINE FOR RECORDER'S USE

Assessor's Parcel No.
3027-013-051

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS not of public record
☐ unincorporated area ☒ City of Palmdale
☒ 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

STATE OF California
COUNTY OF Los Angeles) SS.
On December 21, 2010 before me,
MICHAEL CHU
Notary Public, personally appeared
- DIEU-HUYEN PHAN TRAN &
THANG DUC PHAM -

Dieu Huyen Phan Tran
Dieu-Huyen Phan Tran

Thang Duc Pham
Thang Duc Pham

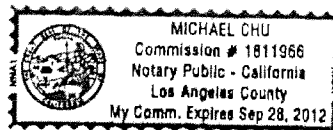
who proved to me on the basis of satisfactory evidence to be the person(s)
whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s),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

Michael Chu
Signature of Notary

Sept. 28, 2012
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

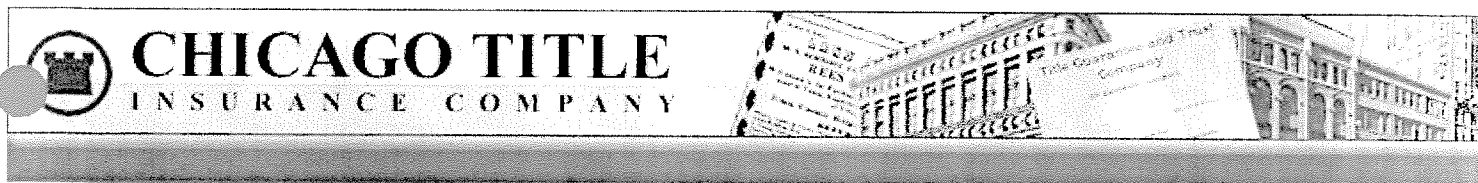
Page 1

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 / Twndship / 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
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:	Fireplace:	Number of Units: 0
Zoning: LCA21*	Pool:	Use Code: Desert or Barren Land
No of Stories:		
Building Style:		

Sale Information

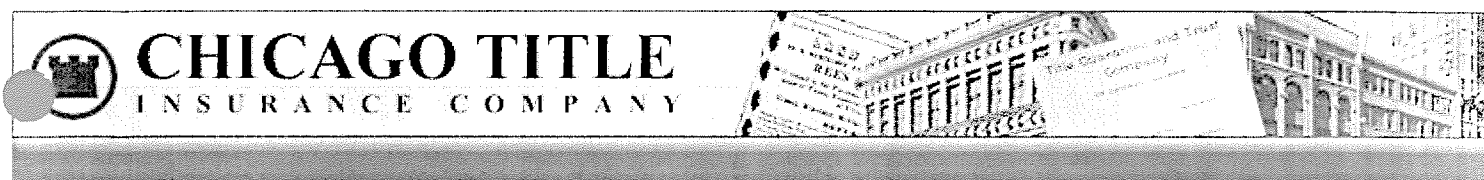
Transfer Date: 12/15/2010	Seller: BAKER, GREG	
Transfer Value: \$60,000.00	Document#: 10-1853778	Cost/Sq Feet:
Title Company: CHICAGO TITLE COMPANY		

Assessment and Taxes

Assessed Value: \$62,424.00	Percent Improvement: 0.00%	Homeowner Exemption:
Land Value: \$62,424.00	Tax Amount: \$1,162.24	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

All Information produced is deemed reliable but is not guaranteed.



Property History



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	Document#:	<u>10-1853778</u>
Price:	\$60,000.00	Document Type:	Grant Deed
First TD:	\$0.00	Type of Sale:	Full Amount on Deed
Lender Name:			
Buyer Name:	ADAMS BENNETT INVESTMENTS LLC,	Buyer Vesting:	N/A
Seller Name:	BAKER, GREG		
Legal Description:	Sec / Twntship / Range: NW4NE4NW4 S31T06NR10W SBM		

Prior Transfer - 03/31/2000

Recording Date:	03/31/2000	Document#:	<u>00-0486946</u>
Price:	\$15,000.00	Document Type:	Individual Deed
First TD:	\$0.00	Type of Sale:	Full-Computed from Transfer Tax
Lender Name:			
Buyer Name:	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	Document#:	<u>96-1945844</u>
Price:	\$159,036.00	Document Type:	Trustee's Deed
First TD:	\$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:	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		

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 Offered by Chicago Title

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California

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PAID:	NFPR



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SEQ:
06

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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. 935082923 - M19
Order No. 106747028-X59

SPACE ABOVE THIS LINE FOR RECORDEE'S USE

GRANT DEED

Assessor's Parcel No.
3042-021-002

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS NOT OF PUBLIC RECORD

☐ unincorporated area

☒ City of Palmdale

☒ 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 PUBLIC RECORD

Greg Baker, an unmarried man

herby 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 22, 2010

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On 12-1-10

before me,

R. Hernandez

Notary Public, personally appeared

Greg Baker //

//

//

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 of Notary

11-4-11

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

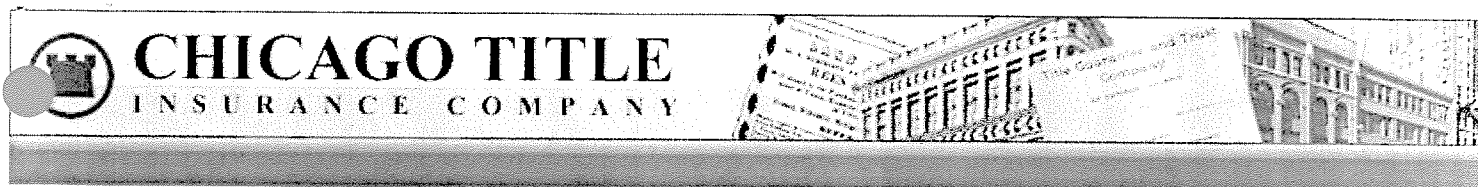
City, State & Zip

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 / Twndship / 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
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:	Fireplace:	Number of Units: 0
Zoning: LCA21*	Pool:	Use Code: Desert or Barren Land
No of Stories:		
Building Style:		

Sale Information

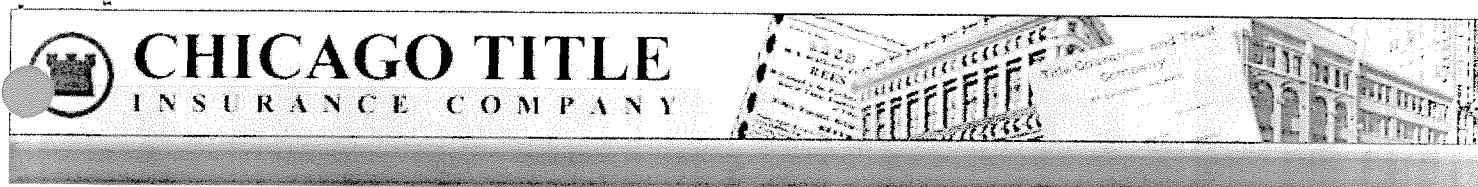
Transfer Date: 02/15/2011	Seller: KNOLL, PHILIP LEARN; KNOLL, ALDENE LYNN
Transfer Value: \$75,000.00	Document#: 11-0245884
Title Company: CHICAGO TITLE COMPANY	Cost/Sq Feet:

Assessment and Taxes

Assessed Value: \$16,230.00	Percent Improvement: 0.00%	Homeowner Exemption:
Land Value: \$16,230.00	Tax Amount: \$682.08	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

All Information produced is deemed reliable but is not guaranteed.



Property History

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

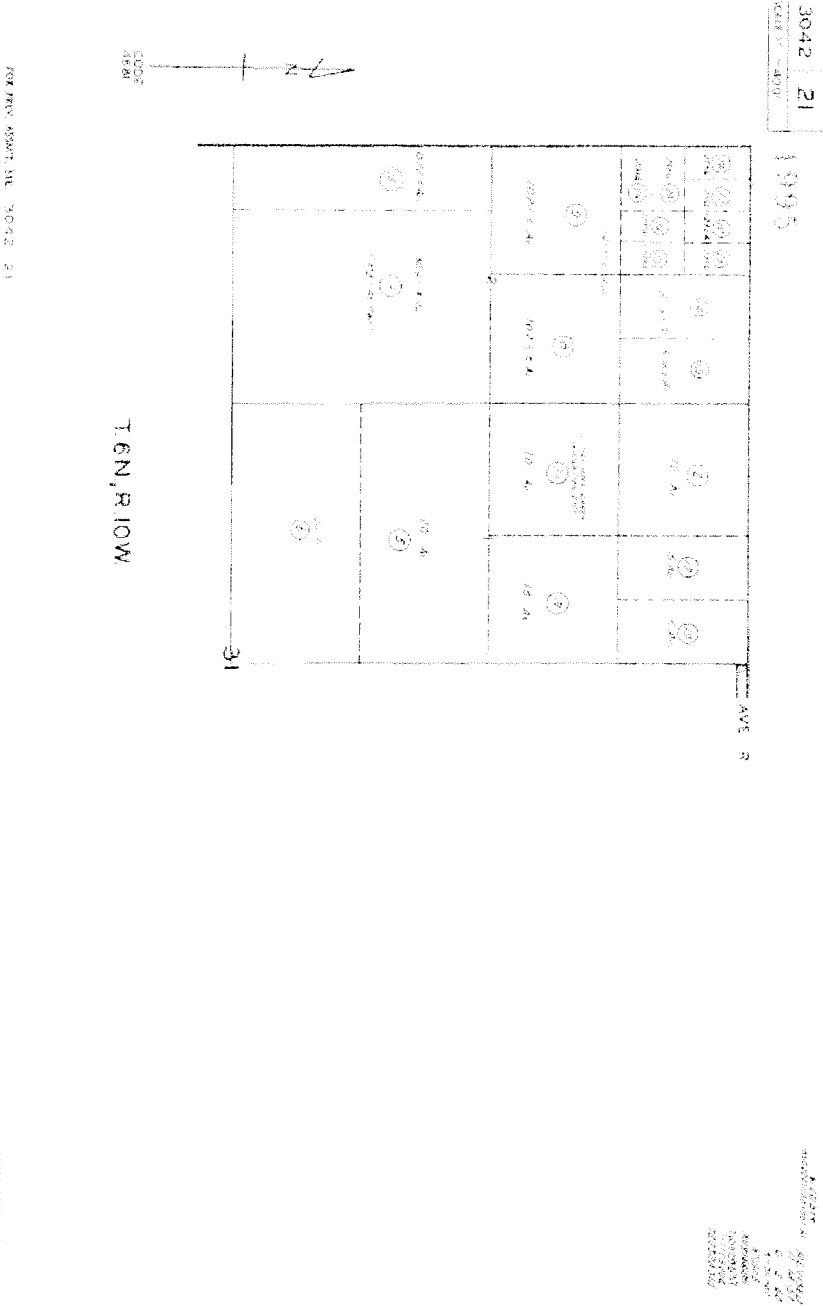
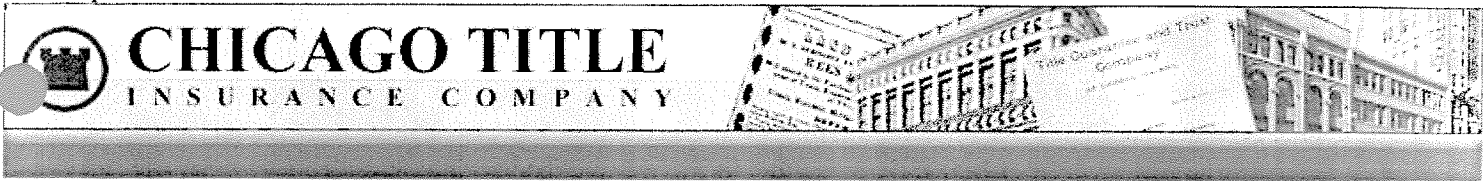
Recording Date:	02/15/2011	Document#:	<u>11-0245884</u>
Price:	\$75,000.00	Document Type:	Grant Deed
First TD:	\$0.00	Type of Sale:	Full Amount on Deed
Lender Name:			
Buyer Name:	ADAMS BENNETT INVESTMENTS LLC,	Buyer Vesting:	N/A
Seller Name:	KNOLL, PHILIP LEARN; KNOLL, ALDENE LYNN		
Legal Description:	Sec / Twnship / Range: SE4NE4NW4 S31T06NR10W SBM		

Prior Transfer - 08/04/2005

Recording Date:	08/04/2005	Document#:	<u>05-1863473</u>
Price:	\$0.00	Document Type:	Intrafamily Transfer or Dissolution
First TD:	\$0.00	Type of Sale:	Non-Arms Length Transfer
Lender Name:			
Buyer Name:	KNOLL, PHILIP LEARN; KNOLL, ALDENE LYNN	Buyer Vesting:	Living Trust
Seller Name:	KNOLL, ALDENE L; ESTATE OF DEAN M BROWN,		
Legal Description:	Sec / Twnship / Range: SE4NE4NW4 S31T06NR10W SBB&M		

Courtesy of Chicago Title
 Offered by Chicago Title

All Information produced is deemed reliable but is not guaranteed.



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20110245884



Pages:
0003

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

02/15/11 AT 08:00AM

FEES:	32.00
TAXES:	NEPR
OTHER:	0.00
PAID:	NEPR



LEADSHEET



201102150140005

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003160773

SEQ:
03

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 S. Main Street
Corona, CA 92878
Attn: Kaye Bennett



Escrow No. 118200016 - M19
Order No. 106745531-K59

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

Assessor's Parcel No
3042-021-003

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,

TRANSFER TAX
NOT A PUBLIC RECORD

Philip Learn Knoll and Aldene Lynn Knoll, Trustees of The Phil and Aldene Knoll
Living Trust, UTD, Jan 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:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

Dated February 3, 2011

STATE OF California

COUNTY OF Orange

On February 7, 2011 before me, } SS.

L. Beasley

Notary Public, personally appeared

Philip Learn Knoll and
Aldene Lynn Knoll

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.

L. Beasley
Signature of Notary

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

Page 1

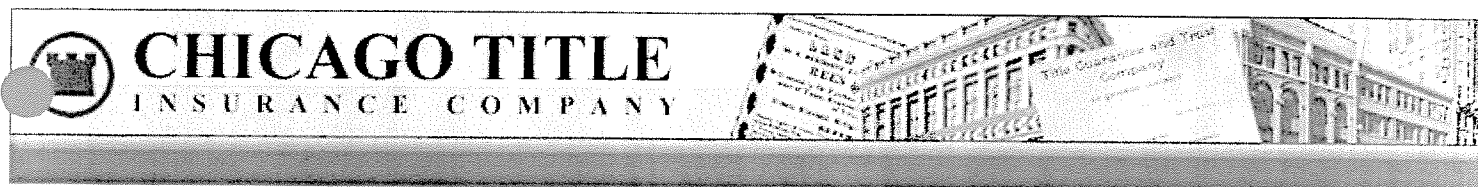
Escrow No. 118200014 -M19

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: 20 AC
Total Rooms:	Fireplace:	Number of Units: 0
Zoning: LCA21*	Pool:	Use Code: Desert or Barren Land
No of Stories:		
Building Style:		

Sale Information

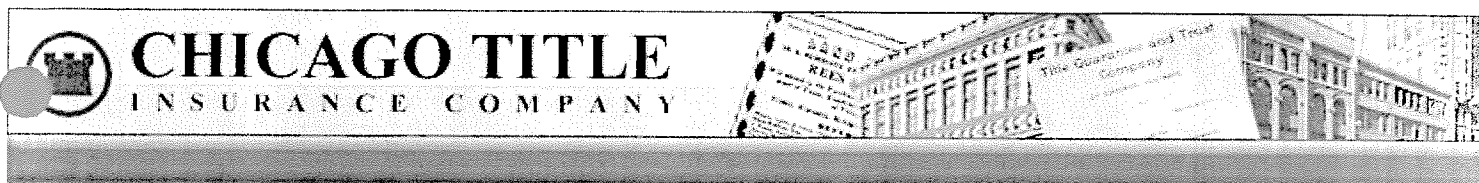
Transfer Date: 12/02/2010	Seller: QUACH, LAP P; HUYNH, LAN M
Transfer Value: \$425,004.00	Document#: <u>10-1764828</u>
Title Company: CHICAGO TITLE COMPANY	Cost/Sq Feet:

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:
Tax Year: 2012		

Courtesy of Chicago Title
Offered by Chicago Title

All Information produced is deemed reliable but is not guaranteed.



Property History

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	Document#:	<u>10-1764828</u>
Price:	\$425,004.00 Multiple Parcels Involved in this transaction	Document Type:	Grant Deed
First TD:	\$0.00	Type of Sale:	Full Amount on Deed
Lender Name:			
Buyer Name:	ADAMS BENNETT INVESTMENTS LLC,	Buyer Vesting:	N/A
Seller Name:	QUACH, LAP P; HUYNH, LAN M		
Legal Description:	Sec / Twntship / Range: NE4SW4 S31T06NR10W SBM		

Prior Transfer - 05/11/2006

Recording Date:	05/11/2006	Document#:	<u>06-1051914</u>
Price:	\$0.00 Multiple Parcels Involved in this transaction	Document Type:	Intrafamily Transfer or Dissolution
First TD:	\$0.00	Type of Sale:	Non-Arms Length Transfer
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 / Twntship / Range: NE4SW4 S31T06NR10W SBM Legal Brief Description: S2SE4NW4 S31T06NR10W SBM		

Prior Transfer - 09/01/1993

Recording Date:	09/01/1993	Document#:	<u>93-1711064</u>
Price:	\$75,000.00 Multiple Parcels Involved in this transaction	Document Type:	Quit Claim Deed
First TD:	\$0.00	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 / Twntship / Range: NE4SW4 S31T06NR10W SBM		

Property of Chicago Title
 Covered by Chicago Title

All Information produced is deemed reliable but is not guaranteed.

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20101764828



Pages:
0006

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
PAYD:	NFPR



LEADSHEET



201012020280005

00003369704



003020673

SEQ:
19

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T72

RECORDING REQUESTED BY
CHICAGO TITLE COMPANY
Mail Tax Statements to
AND WHEN RECORDED MAIL TO

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



2

Escrow No. 935082886 - M19
Order No. 106746899-K59

SPACE ABOVE THIS LINE FOR RECORDER'S USE

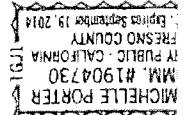
415

GRANT DEED

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)

RECORDING REQUESTED BY
CHICAGO TITLE COMPANY
AND WHEN RECORDED 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

Assessor's Parcel No

3042-023-001/3042-021-006

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS Documentary Transfer Tax 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,

TRANSFER TAX
NOT A PUBLIC RECORD

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

COUNTY OF FRESNO

On November 15, 2010

Lisa Michelle Porter

Notary Public, personally appeared

Lap P. Quach and Lan M Huynh

before me,

[Signature]

Lap P. Quach, Trustee of The Lap P.
Quach and Lan M. Huynh Living Trust,
under Declaration of Trust dated
October 19, 2005

[Signature]

Lan M. Huynh, Trustee of The Lap P.
Quach and Lan M. Huynh Living Trust,
under Declaration of Trust dated
October 19, 2005

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.

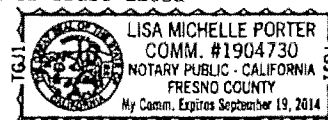
WITNESS my hand and official seal

[Signature]

Signature of Notary

9/19/2014

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

SEE ATTACHED
NOTARIAL CERTIFICATE

SEE ATTACHED
NOTARIAL CERTIFICATE



STATE OF CALIFORNIA)
COUNTY OF Fresno) SS.

On November 15, 2010 before me,
Lisa Michelle Porter
Notary Public, personally appeared
Lap P Quach and Lan M Huynh

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.

Lisa Michelle Porter
Signature of Notary



STATE OF CALIFORNIA)
COUNTY OF _____) SS.

On _____ before me,
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 of Notary

LEGAL DESCRIPTION-EXHIBIT "A"

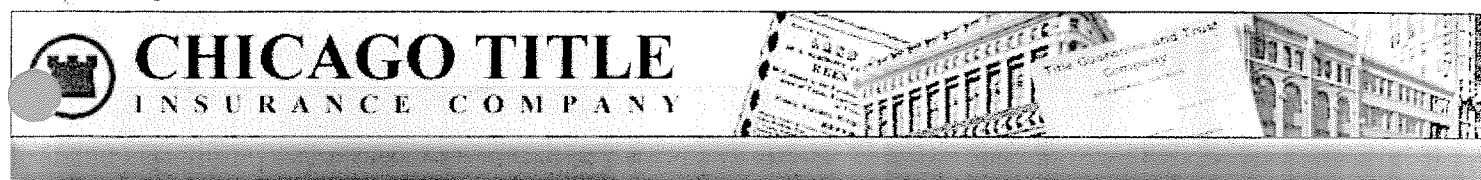
PARCEL 1:

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 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 / Township / 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: 40 AC
Total Rooms:	Fireplace:	Number of Units: 0
Zoning: LCA21*	Pool:	Use Code: Desert or Barren Land
No of Stories:		
Building Style:		

Sale Information

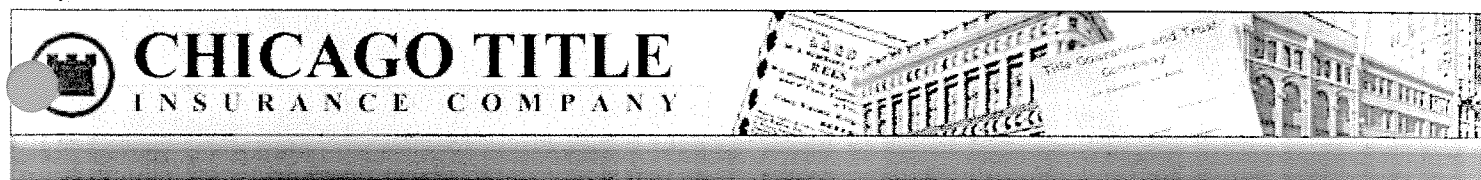
Transfer Date: 12/02/2010	Seller: QUACH, LAP P; HUYNH, LAN M
Transfer Value: \$425,004.00	Document#: <u>10-1764828</u>
Title Company: CHICAGO TITLE COMPANY	Cost/Sq Feet:

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:
Tax Year: 2012		

Courtesy of Chicago Title
Offered by Chicago Title

All information produced is deemed reliable but is not guaranteed.



Property History

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:	12/02/2010	Document#:	<u>10-1764828</u>
Price:	\$425,004.00 Multiple Parcels Involved in this transaction	Document Type:	Grant Deed
First TD:	\$0.00	Type of Sale:	Full Amount on Deed
Lender Name:			
Buyer Name:	ADAMS BENNETT INVESTMENTS LLC,	Buyer Vesting:	N/A
Seller Name:	QUACH, LAP P; HUYNH, LAN M		
Legal Description:	Sec / Twnship / Range: NE4SW4 S31T06NR10W SBM		

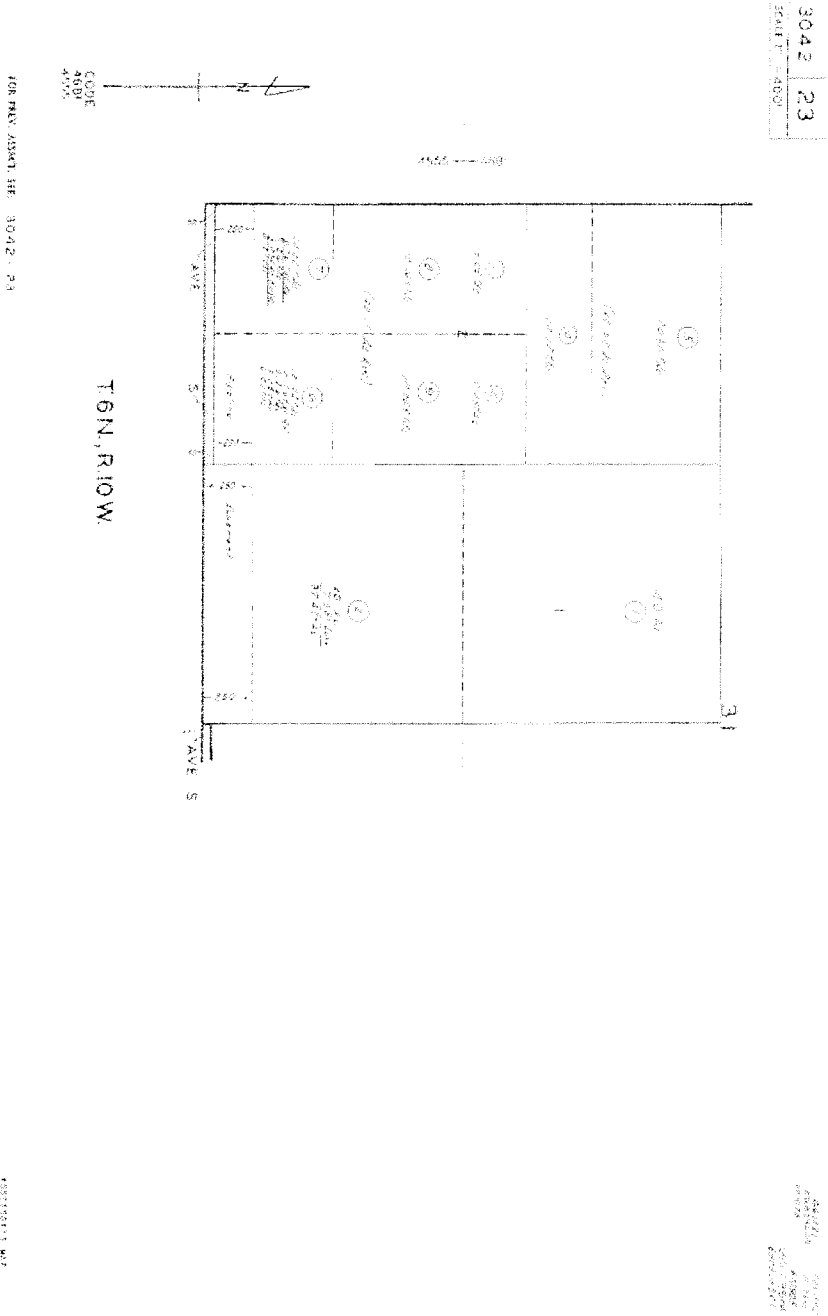
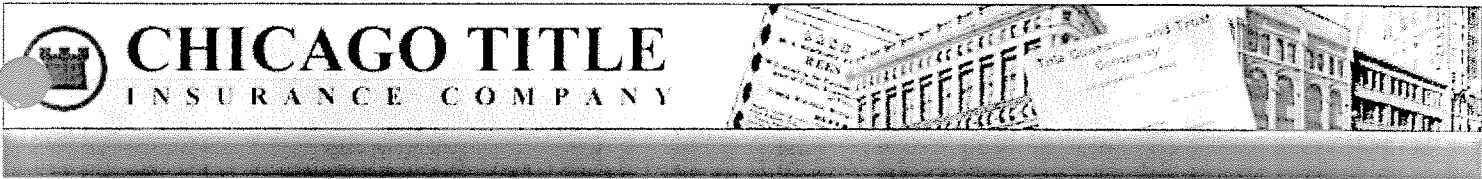
Prior Transfer - 05/11/2006

Recording Date:	05/11/2006	Document#:	<u>06-1051914</u>
Price:	\$0.00 Multiple Parcels Involved in this transaction	Document Type:	Intrafamily Transfer or Dissolution
First TD:	\$0.00	Type of Sale:	Non-Arms Length Transfer
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#:	<u>04-2303878</u>
Price:	\$150,000.00	Document Type:	Grant Deed
First TD:	\$0.00	Type of Sale:	Full-Computed from Transfer Tax
Lender Name:			
Buyer Name:	HUYNH, LAP MAI; QUACH, LAP PHUOC	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		

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

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20101764828



Pages:
0006

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

12/02/10 AT 08:00AM

FEES:	38.00
TAXES:	NEPR
OTHER:	0.00
PAID:	NEPR



LEADSHEET



201012020280005

00003369704



003020673

SEQ:
19

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T72

RECORDING REQUESTED BY
CHICAGO TITLE COMPANY
Mail Tax Statements to
AND WHEN RECORDED MAIL TO

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



2

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

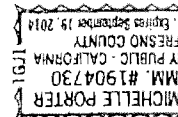
415

GRANT DEED

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)

RECORDING REQUESTED BY
CHICAGO TITLE COMPANY
AND WHEN RECORDED 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

Assessor's Parcel No

3042-023-001/3042-021-006

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS Documentary Transfer Tax 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,

TRANSFER TAX
NOT A PUBLIC RECORD

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

COUNTY OF FRESNO

On November 15, 2010

Lisa Michelle Porter

Notary Public, personally appeared

Lap P. Quach and Lan M Huynh

1 SS.
before me,

Lap P. Quach, Trustee of The Lap P
Quach and Lan M. Huynh Living Trust,
under Declaration of Trust dated
October 19, 2005

Lan M. Huynh, Trustee of The Lap P.
Quach and Lan M. Huynh Living Trust,
under Declaration of Trust dated
October 19, 2005

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 of Notary

9/19/2014
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

SEE ATTACHED
NOTARIAL CERTIFICATE

SEE ATTACHED
NOTARIAL CERTIFICATE



STATE OF CALIFORNIA)
COUNTY OF Fresno) SS.

On November 15, 2010 before me,
Lisa Michelle Porter
Notary Public, personally appeared
Lap P Quach and Lan M Huynh

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.

Lisa Michelle Porter
Signature of Notary



STATE OF CALIFORNIA)
COUNTY OF _____) SS.

On _____ before me,
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 of Notary

LEGAL DESCRIPTION-EXHIBIT "A"

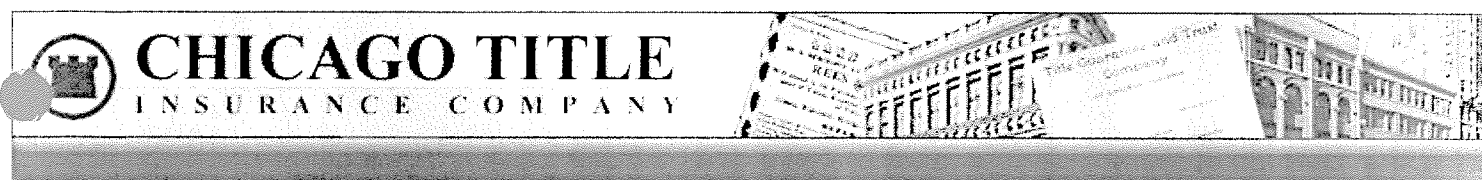
PARCEL 1:

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 / Twntship / 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: 10.28 AC
Total Rooms:	Fireplace:	Number of Units: 0
Zoning: LCA21*	Pool:	Use Code: Desert or Barren Land
No of Stories:		
Building Style:		

Sale Information

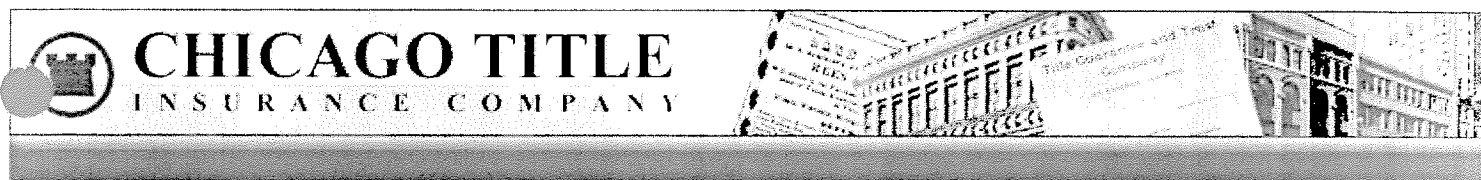
Transfer Date: 12/22/2010	Seller: HAYWARD, MANNON RIVERA; HAYWARD, TOBY B
Transfer Value: \$67,000.00	Document#: <u>10-1892674</u> Cost/Sq Feet:
Title Company: CHICAGO TITLE COMPANY	

Assessment and Taxes

Assessed Value: \$68,340.00	Percent Improvement: 0.00%	Homeowner Exemption:
Land Value: \$68,340.00	Tax Amount: \$1,260.94	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		

Courtesy of Chicago Title
Offered by Chicago Title

All Information produced is deemed reliable but is not guaranteed.



Property History

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

Prior Transfer - 12/22/2010

Recording Date:	12/22/2010	Document#:	<u>10-1892674</u>
Price:	\$67,000.00	Document Type:	Grant Deed
First TD:	\$0.00	Type of Sale:	Full Amount on Deed
Lender Name:			
Buyer Name:	ADAMS BENNETT INVESTMENTS LLC,	Buyer Vesting:	N/A
Seller Name:	HAYWARD, MANNON RIVERA; HAYWARD, TOBY B		
Legal Description:	Sec / Twnship / Range: SE4NW4NW4 S31T06NR10W SBM		

Courtesy of Chicago Title
Offered by Chicago Title

All Information produced is deemed reliable but is not guaranteed.

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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
PAID:	NFPR



LEADSHEET



201012220180001

00003479263



003057361

SEQ:
07

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T72

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. 935002905 - M19
Order No. 106746950-X59

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

Assessor's Parcel No.
3042-021-008

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS Not of Public record

☒ unincorporated area

☒ City of Palmdale

☒ 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 PUBLIC RECORD

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 California

COUNTY OF Los Angeles

On December 18th 2010 before me,

Dorinda L. Everett

Notary Public, personally appeared

Gabriel A. Rivera Jr. and
Mary Rose Rivera

SEE SIGNATURE PAGE ATTACHED

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/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

Dorinda L. Everett
Signature of Notary

Aug 20th 2011
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

SIGNATURE PAGE:

Mannon Rivera Hayward

Toby B. Hayward

Linda Rivera-Venezia

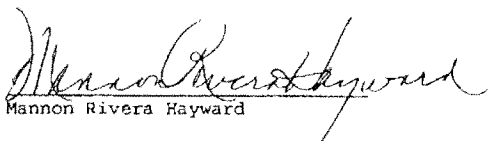
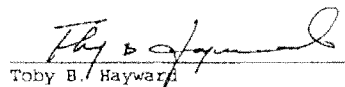
Jay Venezia

Gabriel A. Rivera, Jr.

Mary Rose Rivera

EXECUTED IN COUNTERPART

SIGNATURE PAGE:


Mannon Rivera Hayward
Toby B. Hayward

Linda Rivera-Venezia

Jay Venezia

Gabriel A. Rivera, Jr.

Mary Rose Rivera

EXECUTED IN COUNTERPART

SIGNATURE PAGE:

Mannon Rivera Hayward

Linda Rivera Venezia
Linda Rivera-Venezia

Gabriel A. Rivera, Jr

Toby B. Hayward

Jay Venezia
Jay Venezia

Mary Rose Rivera

5
EXECUTED IN COUNTERPART

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.

On DECEMBER 16, 2010 before me,
CHERYL A. SMITH
Notary Public, personally appeared
MANNON RIVERA HAYWARD

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

Cheryl A. Smith
Signature of Notary



STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.

On DECEMBER 16, 2010 before me,
CHERYL A. SMITH
personally appeared
TOBY B. HAYWARD

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.

Cheryl A. Smith
Signature of Notary



STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.

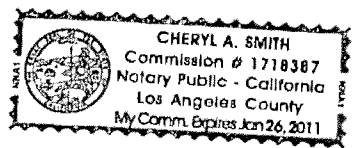
On DECEMBER 16, 2010 before me,
CHERYL A. SMITH
Notary Public, personally appeared
LINDA RIVERA-VENEZIA

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.

Cheryl A. Smith
Signature of Notary



STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.

On DECEMBER 16, 2010 before me,
CHERYL A. SMITH
personally appeared
JAY VENEZIA

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.

Cheryl A. Smith
Signature of Notary



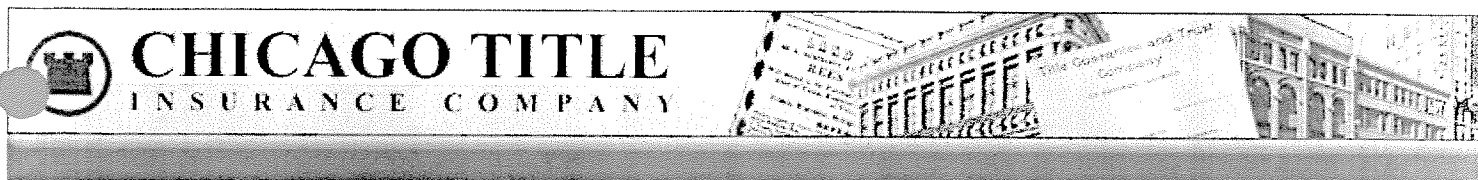
Page 1

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 / Twndship / 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: 0	Year Built:	Square Feet:
Bathrooms: 0	Garage:	Lot Size: 10.28 AC
Total Rooms:	Fireplace:	Number of Units: 0
Zoning: LCA21*	Pool:	Use Code: Desert or Barren Land
No of Stories:		
Building Style:		

Sale Information

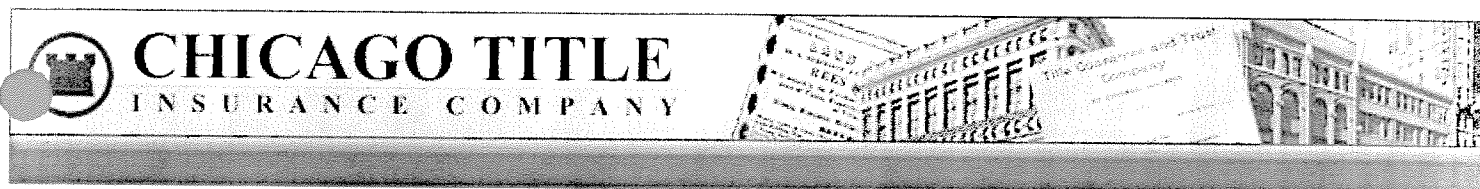
Transfer Date: 12/15/2010	Seller: FRIED, EVELYN; GILBERT, BARBARA FRIED
Transfer Value: \$11,500.00	Document#: <u>10-1853779</u> Cost/Sq Feet:
Title Company: CHICAGO TITLE COMPANY	

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:
Tax Year: 2012		

Courtesy of Chicago Title
Offered by Chicago Title

All Information produced is deemed reliable but is not guaranteed.

**Property History****Chicago Title** 

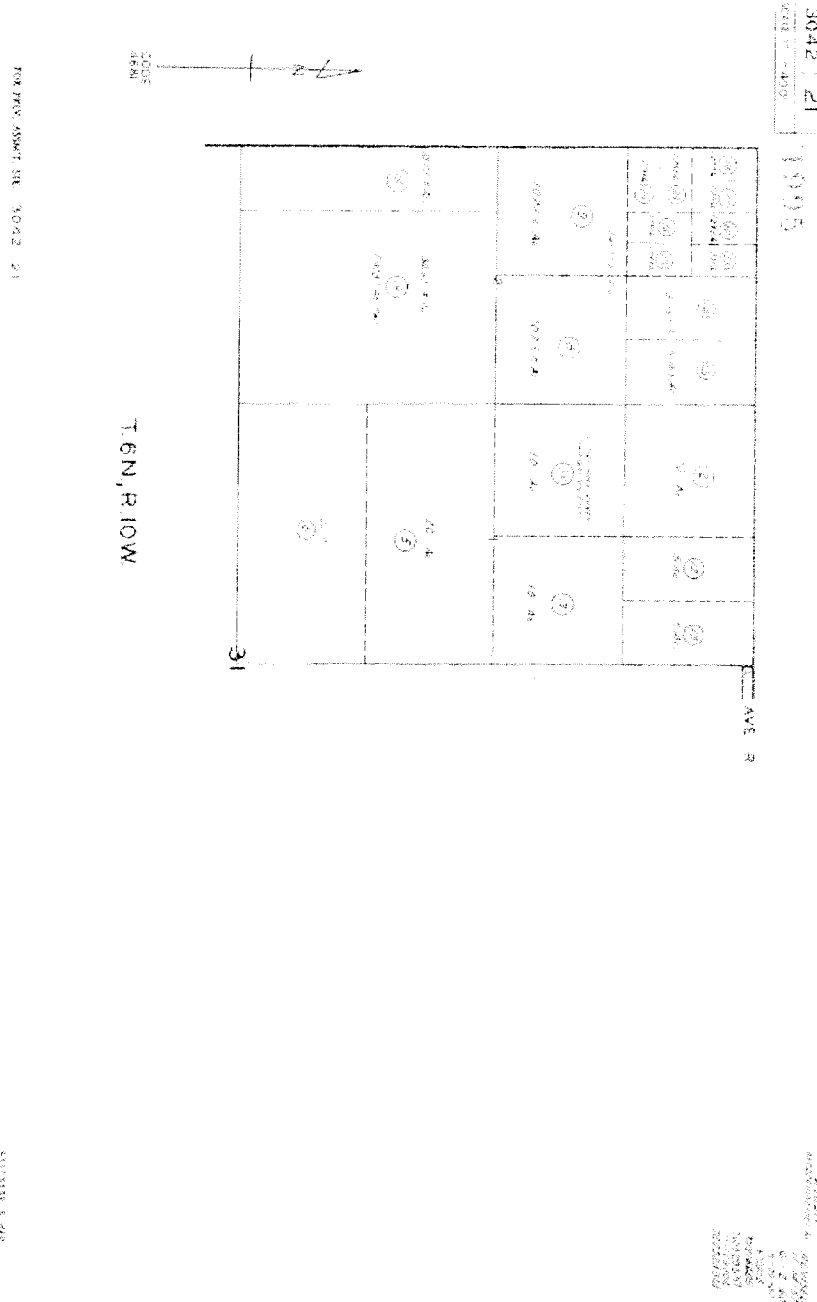
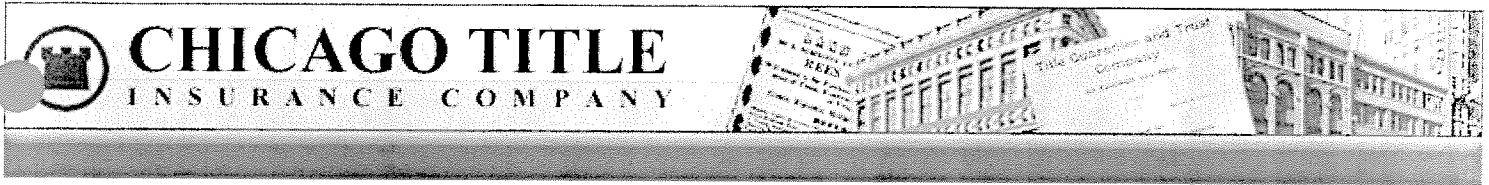
ADAMS BENNETT INVESTMENTS LLC
80TH STE VIC AVE R, SUN VILLAGE, CA 93543
APN: 3042-021-009 LOS ANGELES COUNTY

Prior Transfer - 12/15/2010

Recording Date:	12/15/2010	Document#:	<u>10-1853779</u>
Price:	\$11,500.00	Document Type:	Grant Deed
First TD:	\$0.00	Type of Sale:	Full Amount on Deed
Lender Name:			
Buyer Name:	ADAMS BENNETT INVESTMENTS LLC,	Buyer Vesting:	N/A
Seller Name:	FRIED, EVELYN; GILBERT, BARBARA FRIED		
Legal Description:	Sec / Twntship / Range: SW4NW4NW4 S31T06NR10W SBB&M		

Courtesy of Chicago Title
Offered by Chicago Title

All Information produced is deemed reliable but is not guaranteed.



Courtesy of Chicago Title
Offered by Chicago Title

All Information produced is deemed reliable but is not guaranteed.

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20101853779



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

12/15/10 AT 08:00AM

Pages:
0004

FEES:	35.00
TAXES:	NFPR
OTHER:	0.00
PAID:	NFPR



LEADSHEET



201012150160008

00003442705



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

☐ unincorporated area

☒ City of Palmdale

☒ 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 PUBLIC RECORD

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

Dated November 27, 2010

STATE OF California

COUNTY OF Los Angeles

On December 9, 2010

before me,

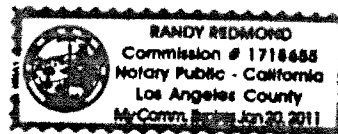
See Signature Page attached

Randy Redmond

Notary Public, personally appeared

Evelyn Fried and Barbara Fried Gilbert

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.

Randy Redmond
Signature of Notary

Jan 20, 2011
Date My Commission Expires

FOR NOTARY SEAL OR STAMP

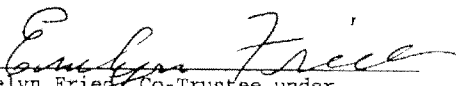
MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE


Name

Street Address

City, State & Zip

SIGNATURE PAGE:


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

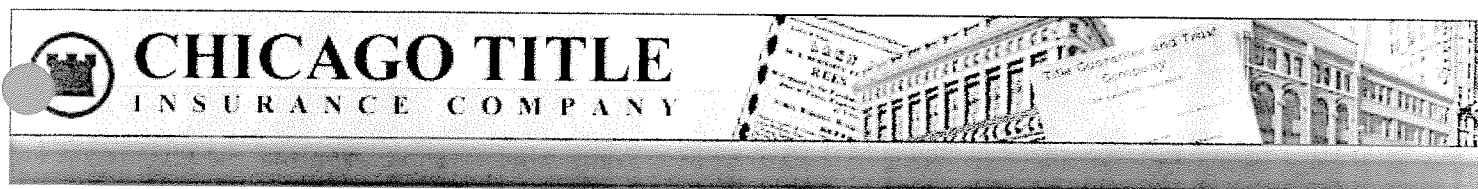

Barbara Fried Gilbert, Co-Trustee under
Revocable Trust Agreement entered
into between Nathan Fried and Evelyn
Fried on March 29, 1973

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 / Township / 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	Year Built:	Square Feet:
Bathrooms: 0	Garage:	Lot Size: 30.65 AC
Total Rooms:	Fireplace:	Number of Units: 0
Zoning: LCA21*	Pool:	Use Code: Desert or Barren Land
No of Stories:		
Building Style:		

Sale Information

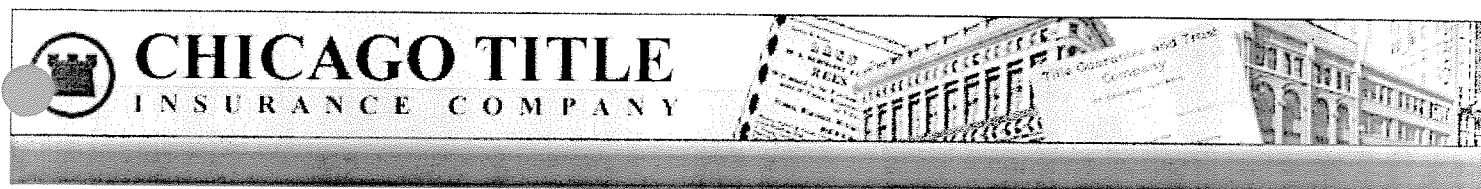
Transfer Date: 04/15/2004	Seller: N/A	
Transfer Value: \$85,000.00	Document#: 2004-0917209	Cost/Sq Feet:
Title Company:		

Assessment and Taxes

Assessed Value: \$94,327.00	Percent Improvement: 0.00%	Homeowner Exemption:
Land Value: \$94,327.00	Tax Amount: \$2,344.53	Tax Rate Area: 4-681
Improvement Value: \$0.00	Tax Account ID:	Tax Status:
Market Improvement Value:	Market Land Value:	Market Value:
Assessment Year: 2011		

Courtesy of Chicago Title
Offered by Chicago Title

All Information produced is deemed reliable but is not guaranteed.



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	Document#:	<u>07-2479893</u>
Loan Amount:	\$62,500.00	Loan Type:	Balloon
TD Due Date:	08/01/2012	Type of Financing:	
Lender Name:	MARY T MORRIS TRUST		
Lender Type:	Private Party	Borrowers Name:	PEREZ,PEDRO A
Vesting:	N/A		
Legal Description:	Sec / Twntship / Range: E2W2SW4NW4 S31T06NR10W SBM		

Prior Transfer - 04/15/2004

Recording Date:	04/15/2004	Document#:	<u>2004-0917209</u>
Price:	\$85,000.00	Document Type:	N/A
Net TD:	\$0.00	Type of Sale:	Qualified Sale
Lender Name:	N/A		
Buyer Name:	PEREZ, PEDRO A	Buyer Vesting:	N/A
Seller Name:	N/A		
Legal Description:	Lot Number: 2 Sec / Twntship / 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



LEAD SHEET

FEE

FEE \$10	FF
2	

D.T.T
9320

NOTIFICATION SENT \$4.00

CODE
20

CODE
19

CODE
9

SURVEY, MONUMENT FEE \$10. CODE 9 9

Assessor's Identification Number (AIN)

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

Number of AIN's Shown

3049 - 021 - 019

001

THIS FORM NOT TO BE DUPLICATED

4/15/04

File No 02402929

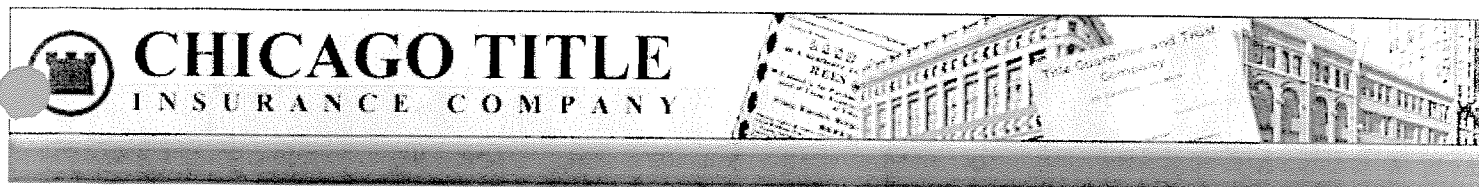
EXHIBIT "A"

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**

04 0917209



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 / Township / 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: 0	Year Built:	Square Feet:
Bathrooms: 0	Garage:	Lot Size: 1.29 AC
Total Rooms:	Fireplace:	Number of Units: 0
Zoning: LCA21*	Pool:	Use Code: Residential-Vacant Land
No of Stories:		
Building Style:		

Sale Information

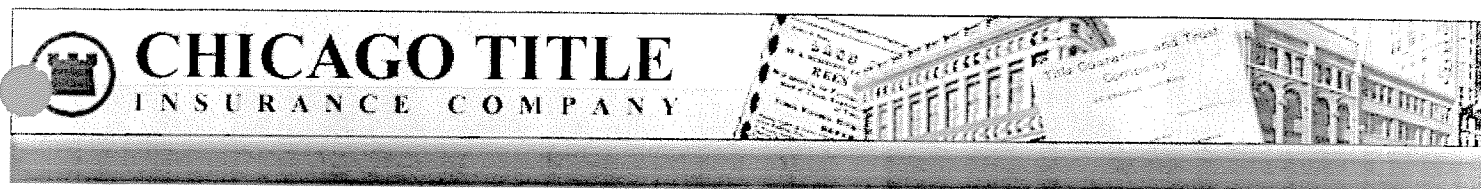
Transfer Date: 04/11/2011	Seller: VAN GAALLEN, IZAAK P; MOK, ALLY Y
Transfer Value: \$10,500.00	Document#: 11-0521672
Title Company: CHICAGO TITLE COMPANY	Cost/Sq Feet:

Assessment and Taxes

Assessed Value: \$10,506.00	Percent Improvement: 0.00%	Homeowner Exemption:
Land Value: \$10,506.00	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

All Information produced is deemed reliable but is not guaranteed.



Property History

Chicago Title 

**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

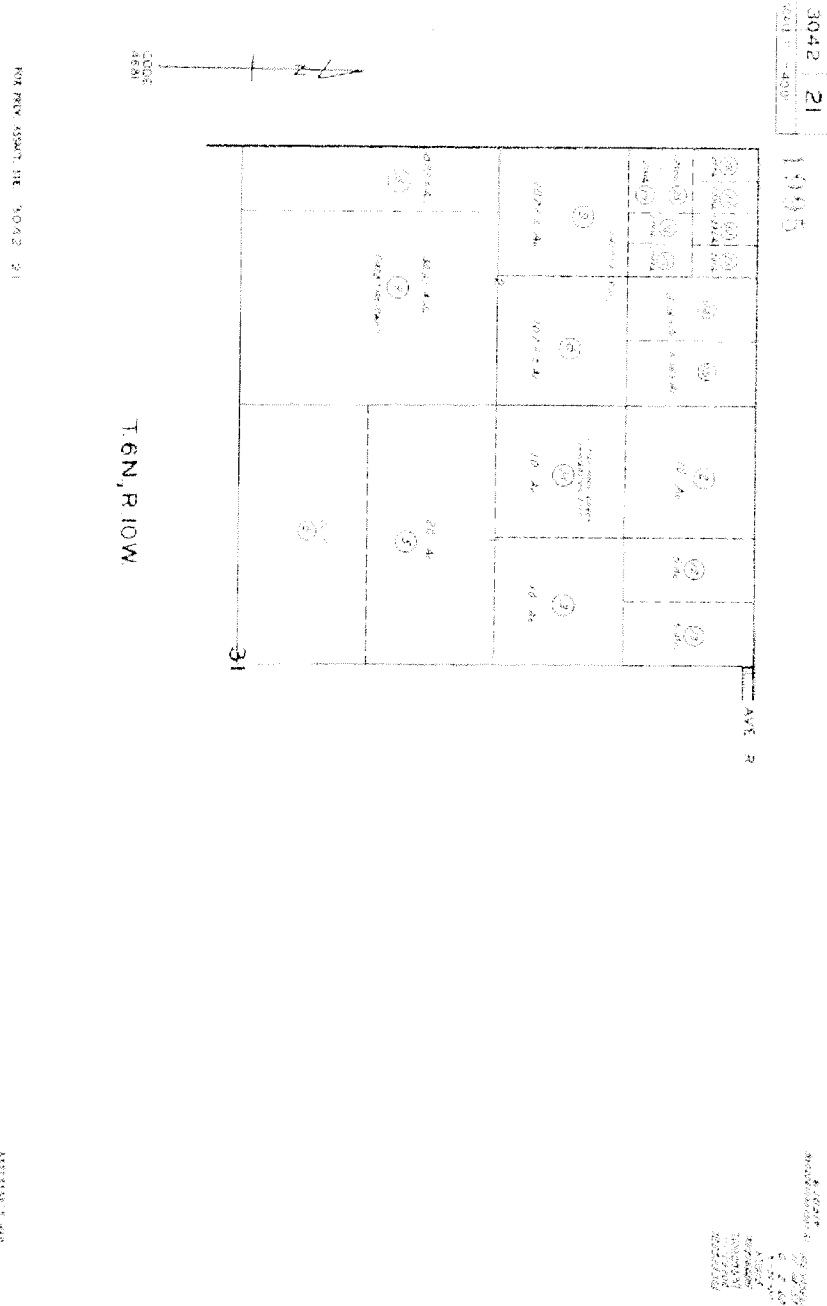
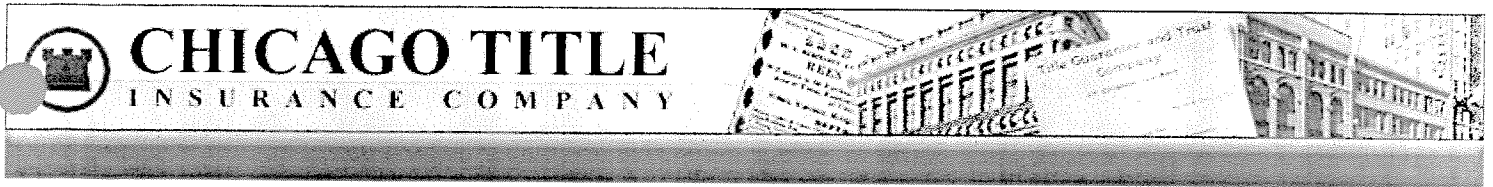
Recording Date:	04/11/2011	Document#:	<u>11-0521672</u>
Price:	\$10,500.00	Document Type:	Grant Deed
First TD:	\$0.00	Type of Sale:	Full Amount on Deed
Lender Name:			
Buyer Name:	ADAMS BENNETT INVESTMENTS LLC,	Buyer Vesting:	N/A
Seller Name:	VAN GAALEN, IZAAK P; MOK, ALLY Y		
Legal Description:	Sec / Twnship / Range: S31T06NR10W SBB&M		

Prior Transfer - 02/12/2003

Recording Date:	02/12/2003	Document#:	<u>03-0422761</u>
Price:	\$4,500.00	Document Type:	Grant Deed
First TD:	\$3,375.00	Type of Sale:	Price Unconfirmed
First TD Doc:	<u>03-0422762</u>		
Lender Name:	LAND PARCEL LIQUIDATORS INC		
Buyer Name:	VANGAALLEN, IZAAK P; MOK, ALLY Y	Buyer Vesting:	Joint Tenancy
Seller Name:	LAND PARCEL LIQUIDATORS INC,		
Legal Description:	Legal Brief Description: WEST2 N2 E2 NW4 NW4 SEC31 TWP06N RNG10W SBBM City / Muni / Twp: UNINCORPORATED		

Courtesy of Chicago Title
Offered by Chicago Title

All Information produced is deemed reliable but is not guaranteed.



Courtesy of Chicago Title
Offered by Chicago Title

All Information produced is deemed reliable but is not guaranteed.

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20110521672



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

04/11/11 AT 08:00AM

Pages:
0003

FEES:	22.00
TAXES:	NFPR
OTHER:	0.00
PAID:	NFPR



LEADSHEET



201104110210003

00004009664



003254714

SEQ:
11

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 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

☒ 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,

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 Francisco

On 4-7-11

Lisa Renn

Notary Public, personally appeared

Izaak P. Van Gaalen and
Ally Y. Mok

), ss
before me,

Izaak P. Van Gaalen

Ally Y. Mok

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 of Notary

12-20-13
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

Page 1

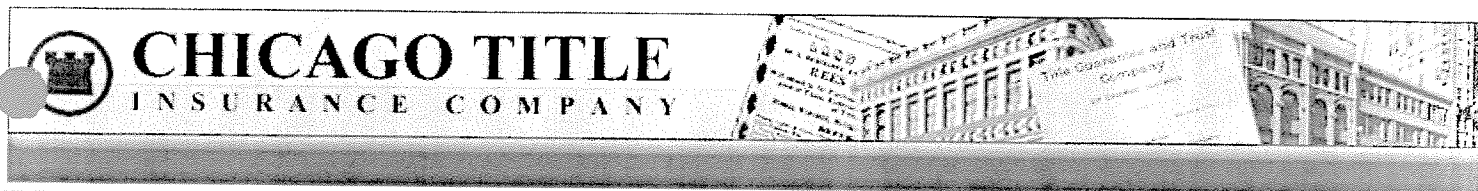
Escrow No 118200091 -M19

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 BERNARDINO 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



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 / Twndship / 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

Bedrooms: 0	Year Built:	Square Feet:
Bathrooms: 0	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#: <u>11-1033960</u>	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		

Courtesy of Chicago Title
Offered by Chicago Title

All Information produced is deemed reliable but is not guaranteed.


CHICAGO TITLE
INSURANCE COMPANY


Property History

Chicago Title

**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	Document#:	<u>11-1033960</u>
Price:	\$12,500.00	Document Type:	Grant Deed
First TD:	\$0.00	Type of Sale:	Full Amount on Deed
Lender Name:			
Buyer Name:	ADAMS BENNETT INVESTMENTS LLC,	Buyer Vesting:	N/A
Seller Name:	HINDRA, ETTA		
Legal Description:	Legal Brief Description: STR: E2N2E2NW4NW4NW4 S31T06NR10W SBB&M City / Muni / Twp: UNINCORPORATED		

Prior Transfer - 11/02/2005

Recording Date:	11/02/2005	Document#:	<u>05-2653866</u>
Price:	\$19,000.00	Document Type:	Grant Deed
First TD:	\$0.00	Type of Sale:	Full-Computed from Transfer Tax
Lender Name:			
Buyer Name:	HINDRA, ETTA	Buyer Vesting:	N/A
Seller Name:	NRLL EAST LLC,		
Legal Description:	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#:	<u>05-1006074</u>
Price:	\$1,500.00	Document Type:	Grant Deed
First TD:	\$0.00	Type of Sale:	Full-Computed from Transfer Tax
Lender Name:			
Buyer Name:	NRLL EAST LLC,	Buyer Vesting:	N/A
Seller Name:	MARASCO, JOSEPH; MARASCO, BETTY L		
Legal Description:	Legal Brief Description: E2 N2 E2 NW4 NW4 NW4 SEC31 TWP06N RNG10W SBB&M City / Muni / Twp: UNINCORPORATED		

Courtesy of Chicago Title
Offered by Chicago Title

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20111033960



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

08/02/11 AT 08:00AM

Pages:
0003

FEES:	32.00
TAXES:	NFPR
OTHER:	0.00
PAID:	NFPR



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SEQ:
07

DAR - Title Company (Hard Copy)



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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 Undersigned Grantor(s) Declare(s). DOCUMENTARY TRANSFER TAX **\$affixed separately**; CITY TRANSFER TAX **\$N/A**,

- [☒] computed on the consideration or full value of property conveyed, OR
[] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[☒] unincorporated area; [] City of **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

File No.: QSA-3790438 (jg)

Dated: 07/27/2011

Etta Hindra

STATE OF California) SS
COUNTY OF Los Angeles)

On 7/28/2011, before me, L. Sibley, Notary
Public, personally appeared Etta Hindra

, 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.

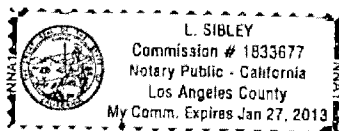
Signature

[Signature]

My Commission Expires. 1/27/2013

Notary Name: L. Sibley

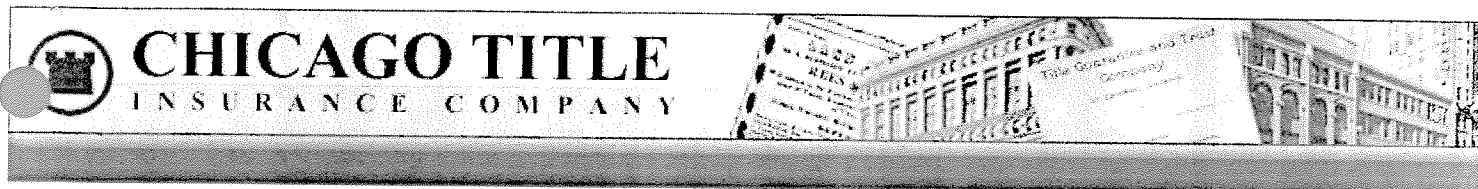
Notary Registration Number: 1833677



This area for official notarial seal

Notary Phone (310) 914-8500

County of Principal Place of Business: Los 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 / Township / 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

Bedrooms: 0	Year Built:	Square Feet:
Bathrooms: 0	Garage:	Lot Size: 1.29 AC
Total Rooms:	Fireplace:	Number of Units: 0
Zoning: LCA21*	Pool:	Use Code: Residential-Vacant Land
No of Stories:		
Building Style:		

Sale Information

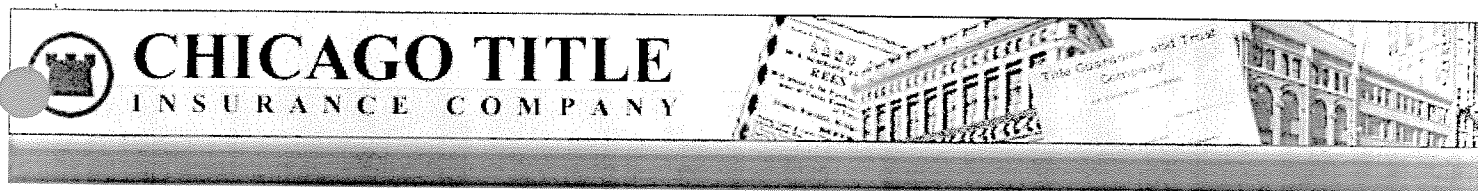
Transfer Date: 04/28/2011	Seller: ZIERLER, FRANZ; ZIERLER, LONI
Transfer Value: \$13,500.00	Document#: <u>11-0612722</u> Cost/Sq Feet:
Title Company: CHICAGO TITLE COMPANY	

Assessment and Taxes

Assessed Value: \$13,770.00	Percent Improvement: 0.00%	Homeowner Exemption:
Land Value: \$13,770.00	Tax Amount: \$294.63	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		

Courtesy of Chicago Title
 Offered by Chicago Title

All Information produced is deemed reliable but is not guaranteed.

**Property History****Chicago Title** 

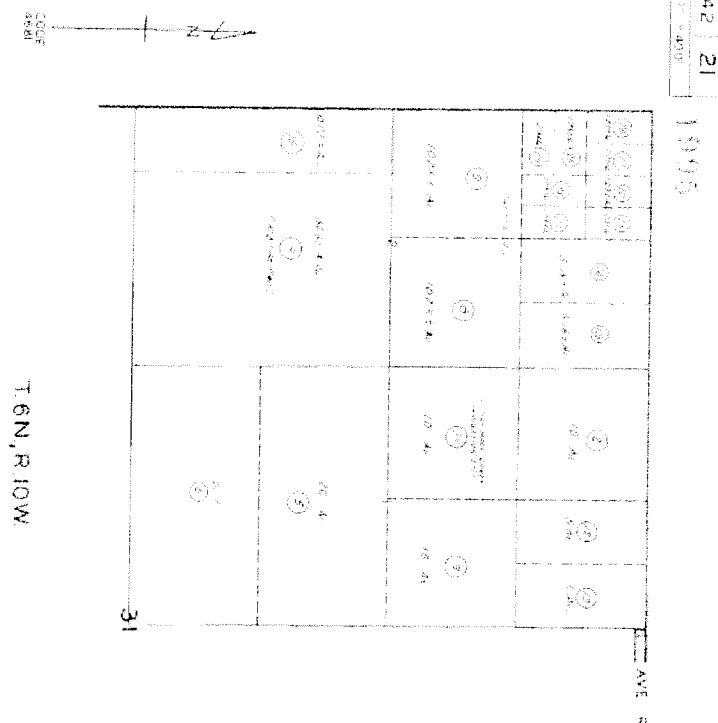
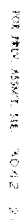
**ADAMS BENNETT INVESTMENTS LLC,
VIC AVE R 80TH STE, SUN VILLAGE, CA 93543
APN: 3042-021-024 LOS ANGELES COUNTY**

Prior Transfer - 04/28/2011

Recording Date:	04/28/2011	Document#:	<u>11-0612722</u>
Price:	\$13,500.00	Document Type:	Grant Deed
First TD:	\$0.00	Type of Sale:	Full Amount on Deed
Lender Name:			
Buyer Name:	ADAMS BENNETT INVESTMENTS LLC,	Buyer Vesting:	N/A
Seller Name:	ZIERLER, FRANZ; ZIERLER, LONI		
Legal Description:	Sec / Twntship / Range: S31T06NR10W SBM		

Courtesy of Chicago Title
Offered by Chicago Title

All Information produced is deemed reliable but is not guaranteed.



485-5334 ext. 222
 COMM. & COS. MGMTS. CO. INC.

2007年12月26日 星期三

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20110612722



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

04/28/11 AT 08:00AM

Pages:
0003

FEES:	32.00
TAXES:	NEPR
OTHER:	0.00
PAID:	NEPR



LEADSHEET



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SEQ:
21

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY
CHICAGO TITLE COMPANY
AND WHEN RECORDED MAIL TO

2
251

Adams Bennett
Investments, LLC
200 S. Main Street
Corona, CA 92878
Attn: Christine Kellogg



20110612722

Escrow No. 118200129 - M19
Order No. 116745898-X55
APN 3042-021-024

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Assessor's Parcel No.
3042-021-024

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAXIS ☐ 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,

Franz Zierler and Loni Zierler, husband and wife, as joint tenants

hereby GRANT(S) to

TRANSFER TAX
NOT A PUBLIC RECORD

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 San Diego

On April 21, 2011

R. Martinez, Notary Public

Notary Public, personally appeared

Franz Zierler and Loni Zierler

} SS.
before me,

Franz Zierler
Franz Zierler

Loni Zierler
Loni Zierler

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.

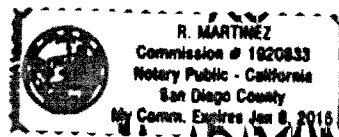
I certify under PENALTY OF PERJURY under the laws of the State of
California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

R. Martinez
Signature of Notary

1/8/15
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

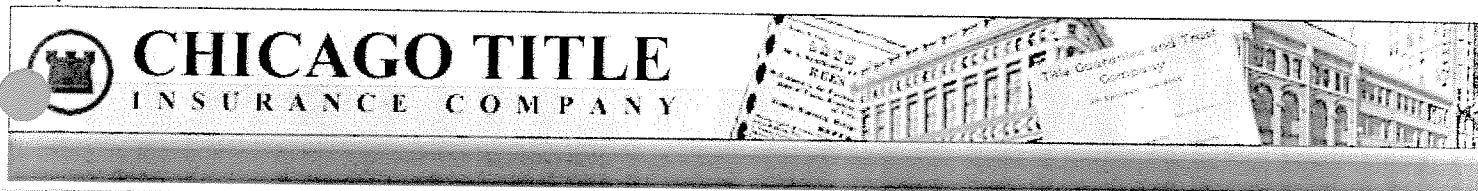
City, State & Zip

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 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



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 / Twndship / 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 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

Bedrooms: 0	Year Built:	Square Feet:
Bathrooms: 0	Garage:	Lot Size: 1.29 AC
Total Rooms:	Fireplace:	Number of Units: 0
Zoning: LCA21*	Pool:	Use Code: Residential-Vacant Land
No of Stories:		
Building Style:		

Sale Information

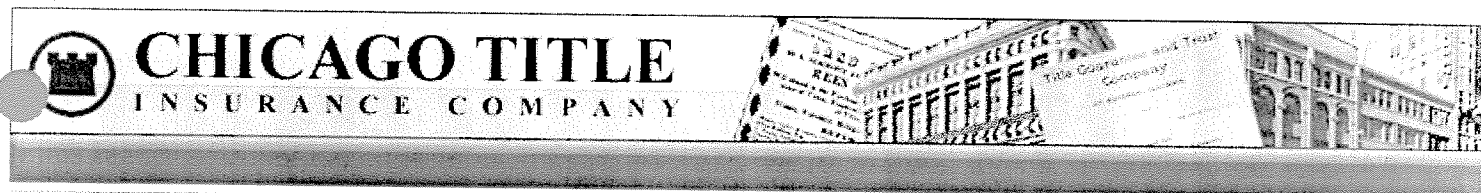
Transfer Date: 08/19/2011	Seller: DUARTE, MARIO L	
Transfer Value: \$24,000.00	Document#: <u>11-1122759</u>	Cost/Sq Feet:
Title Company: FIRST AMERICAN TITLE COMPANY		

Assessment and Taxes

Assessed Value: \$12,000.00	Percent Improvement: 0.00%	Homeowner Exemption:
Land Value: \$12,000.00	Tax Amount: \$275.86	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		

Courtesy of Chicago Title
 Offered by Chicago Title

All Information produced is deemed reliable but is not guaranteed.



Property History

Chicago Title 

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

Prior Transfer - 08/19/2011

Recording Date:	08/19/2011	Document#:	<u>11-1122759</u>
Price:	\$24,000.00 Multiple Parcels Involved in this transaction	Document Type:	Grant Deed
First TD:	\$0.00	Type of Sale:	Full Amount on Deed
Lender Name:			
Buyer Name:	ADAMS BENNETT INVESTMENTS LLC,	Buyer Vesting:	N/A
Seller Name:	DUARTE, MARIO L		
Legal Description:	Sec / Twntship / Range: NW4NW4NW4NW4 S31T06NR10W SBB&M City / Muni / Twp: UNINCORPORATED		

Prior Transfer - 06/12/2008

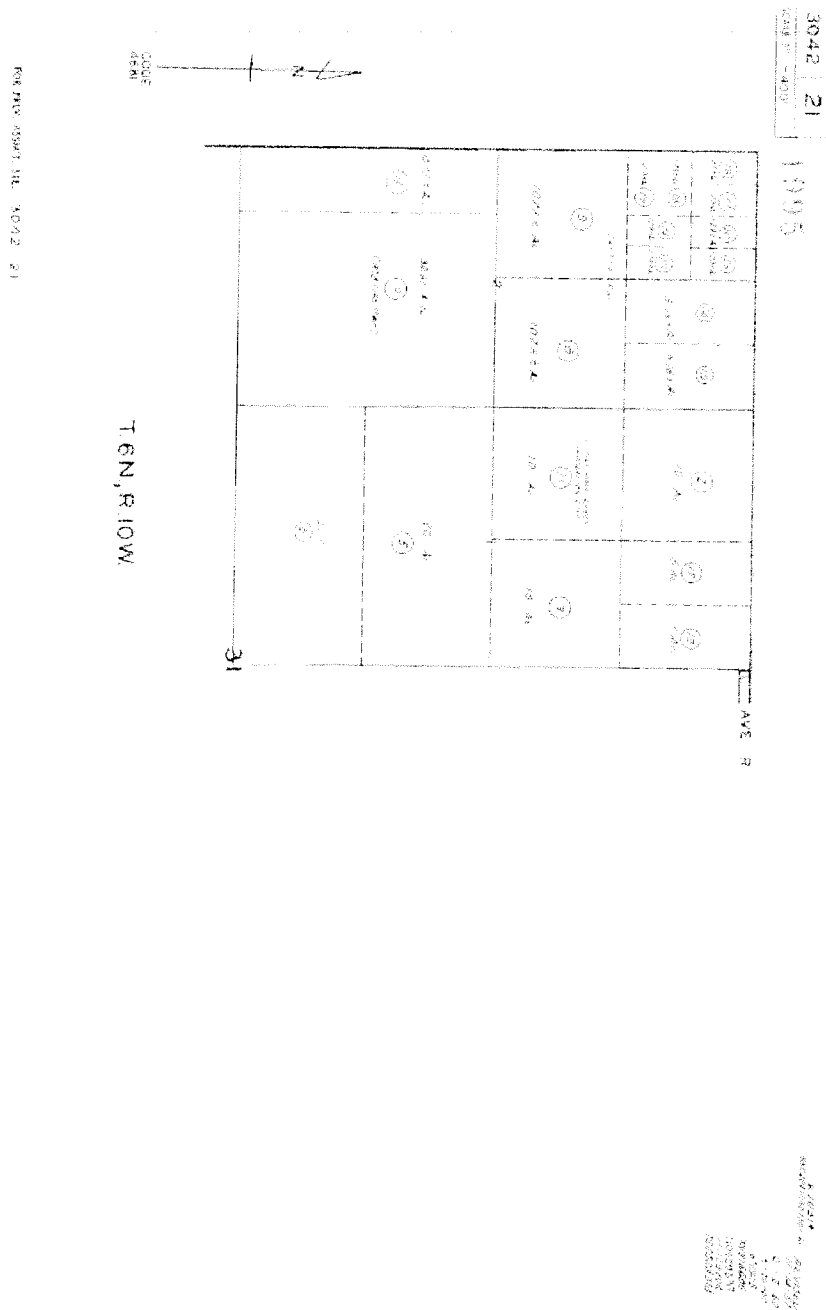
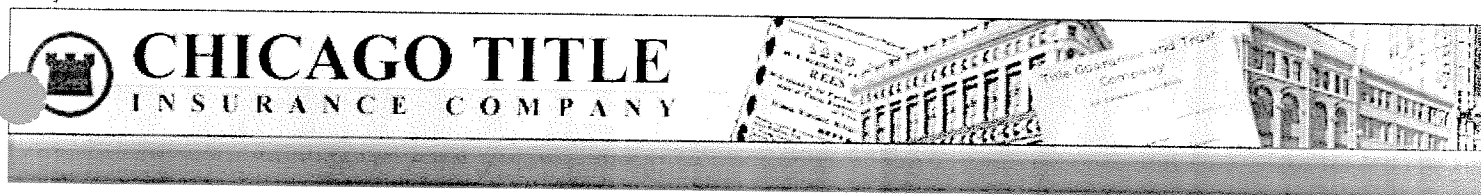
Recording Date:	06/12/2008	Document#:	<u>08-1044957</u>
Price:	\$0.00 Multiple Parcels Involved in this transaction	Document Type:	Intrafamily Transfer or Dissolution
First TD:	\$0.00	Type of Sale:	Non-Arms Length Transfer
Lender Name:			
Buyer Name:	DUARTE, MARIO L	Buyer Vesting:	N/A
Seller Name:	DUARTE, MARIO L; GALDAMEZ, ALBERTO		
Legal Description:	Legal Brief Description: W2 NW4 NW4 NW4 NW4 & E2 NW4 NW4 NW4 NW4 SEC31 TWP0 City / Muni / Twp: UNINCORPORATED		

Prior Transfer - 01/22/2004

Recording Date:	01/22/2004	Document#:	<u>04-0147336</u>
Price:	\$8,000.00 Multiple Parcels Involved in this transaction	Document Type:	Grant Deed
First TD:	\$0.00	Type of Sale:	Full-Computed from Transfer Tax
Lender Name:			
Buyer Name:	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

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20111122759



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Recorder's Office, Los Angeles County,
California

08/19/11 AT 08:00AM

Pages:
0003

FEES:	32.00
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OTHER:	0.00
PAID:	NEPR



LEADSHEET



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SEQ:
18

DAR - Title Company (Hard Copy)



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RECORDING REQUESTED BY
FIRST AMERICAN TITLE COMPANY
NATIONAL HOMEBUILDER 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

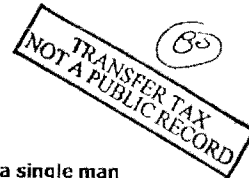
Space Above This Line for Recorder's Use Only

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 \$;
[☒] computed on the consideration or full value of property conveyed, OR
[☐] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[☒] unincorporated area, [☐] City of, and



FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ^{L.} **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 (jg)

Dated: 08/11/2011

Mario Duarte AKA MARIO BOIS DUARTE

STATE OF CA)
COUNTY OF Los Angeles)

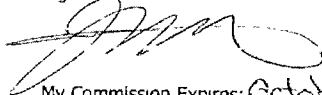
On Aug. 12, 2011, before me, Jackelin Maldamez, Notary Public, personally appeared Mario Luis Duarte

, 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.

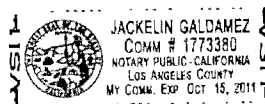
WITNESS my hand and official seal.

Signature



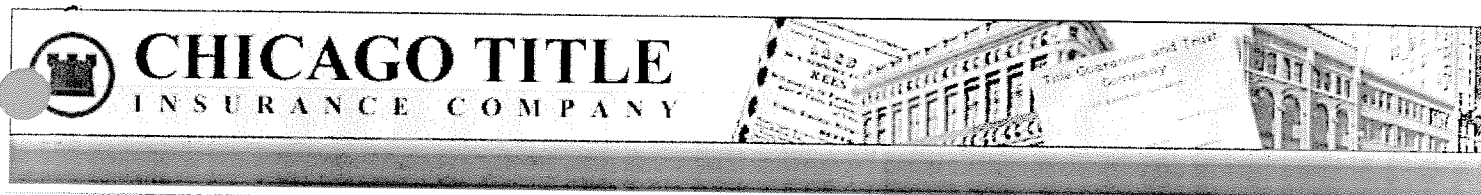
My Commission Expires: October 15, 2011

Notary Name: Jackelin Maldamez
Notary Registration Number: 1773380



This area for official notarial seal

Notary Phone: 661-273-4253
County of Principal Place of Business: Los Angeles



Profile Report



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 / Twntship / 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

Property Details

Bedrooms: 0	Year Built:	Square Feet:
Bathrooms: 0	Garage:	Lot Size: 1.29 AC
Total Rooms:	Fireplace:	Number of Units: 0
Zoning: LCA21*	Pool:	Use Code: Residential-Vacant Land
No of Stories:		
Building Style:		

Sale Information

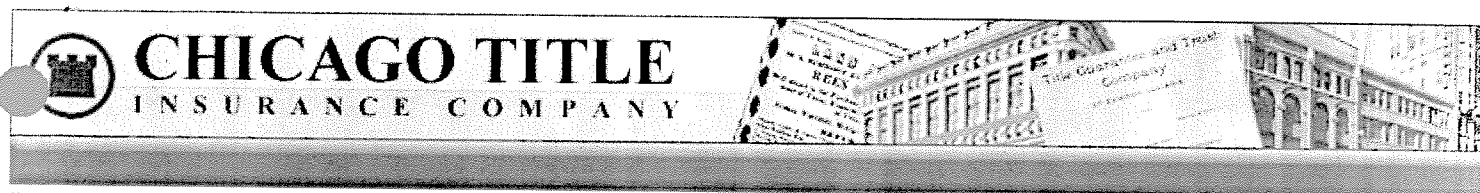
Transfer Date: 08/19/2011	Seller: DUARTE, MARIO L	
Transfer Value: \$24,000.00	Document#: <u>11-1122759</u>	Cost/Sq Feet:
Title Company: FIRST AMERICAN TITLE COMPANY		

Assessment and Taxes

Assessed Value: \$12,000.00	Percent Improvement: 0.00%	Homeowner Exemption:
Land Value: \$12,000.00	Tax Amount: \$275.86	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		

Courtesy of Chicago Title
 Offered by Chicago Title

All Information produced is deemed reliable but is not guaranteed.



Property History

Chicago Title 

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

Prior Transfer - 08/19/2011

Recording Date:	08/19/2011	Document#:	<u>11-1122759</u>
Price:	\$24,000.00 Multiple Parcels Involved in this transaction	Document Type:	Grant Deed
First TD:	\$0.00	Type of Sale:	Full Amount on Deed
Lender Name:			
Buyer Name:	ADAMS BENNETT INVESTMENTS LLC,	Buyer Vesting:	N/A
Seller Name:	DUARTE, MARIO L		
Legal Description:	Sec / Twntship / Range: NW4NW4NW4NW4 S31T06NR10W SBB&M City / Muni / Twp: UNINCORPORATED		

Prior Transfer - 06/12/2008

Recording Date:	06/12/2008	Document#:	<u>08-1044957</u>
Price:	\$0.00 Multiple Parcels Involved in this transaction	Document Type:	Intrafamily Transfer or Dissolution
First TD:	\$0.00	Type of Sale:	Non-Arms Length Transfer
Lender Name:			
Buyer Name:	DUARTE, MARIO L	Buyer Vesting:	N/A
Seller Name:	DUARTE, MARIO L; GALDAMEZ, ALBERTO		
Legal Description:	Legal Brief Description: W2 NW4 NW4 NW4 NW4 & E2 NW4 NW4 NW4 NW4 SEC31 TWP0 City / Muni / Twp: UNINCORPORATED		

Prior Transfer - 01/22/2004

Recording Date:	01/22/2004	Document#:	<u>04-0147336</u>
Price:	\$8,000.00 Multiple Parcels Involved in this transaction	Document Type:	Grant Deed
First TD:	\$0.00	Type of Sale:	Full-Computed from Transfer Tax
Lender Name:			
Buyer Name:	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

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20111122759



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

08/19/11 AT 08:00AM

Pages:
0003

FEES:	32.00
TAXES:	NEPR
OTHER:	0.00
PAID:	NEPR



LEADSHEET



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SEQ:
18

DAR - Title Company (Hard Copy)



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RECORDING REQUESTED BY
FIRST AMERICAN TITLE COMPANY
NATIONAL HOMEBUILDER 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

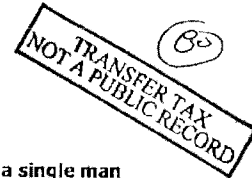
Space Above This Line for Recorder's Use Only

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 \$;
[☒] computed on the consideration or full value of property conveyed, OR
[☐] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[☒] unincorporated area, [☐] City of, and



FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **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 (jg)

Dated: 08/11/2011

Mario Duarte AKA MARIO BOIS DUARTE

STATE OF CA)
COUNTY OF Los Angeles)

On Aug. 12, 2011, before me, Jackelin Maldamez, Notary Public, personally appeared Mario Luis Duarte

, 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.

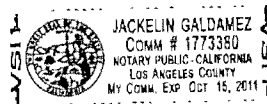
WITNESS my hand and official seal.

Signature



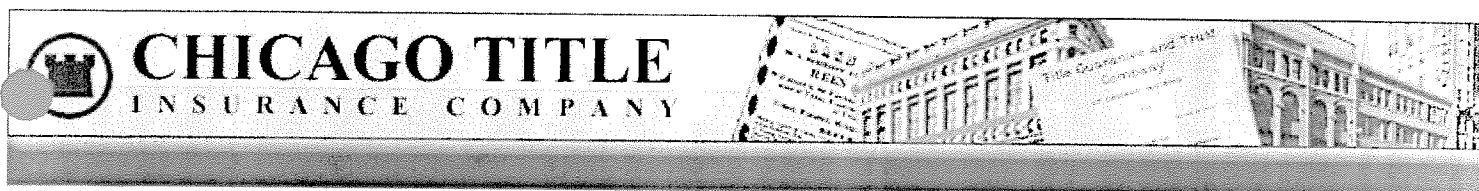
My Commission Expires: October 15, 2011

Notary Name: Jackelin Maldamez
Notary Registration Number: 1773380



This area for official notarial seal

Notary Phone: 661-273-4253
County of Principal Place of Business: Los 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: 80TH AVE S VIC
SUN VILLAGE, CA 93543

APN: 3042-023-008

Housing Tract Number:

Lot Number: 2

Legal Description: Lot Code: 2

Sec / Twndship / 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 10W

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

Property Details

Bedrooms: 0	Year Built:	Square Feet:
Bathrooms: 0	Garage:	Lot Size: 10.065 AC
Total Rooms:	Fireplace:	Number of Units: 0
Zoning: LCQ*	Pool:	Use Code: Industrial-Vacant Land
No of Stories:		
Building Style:		

Sale Information

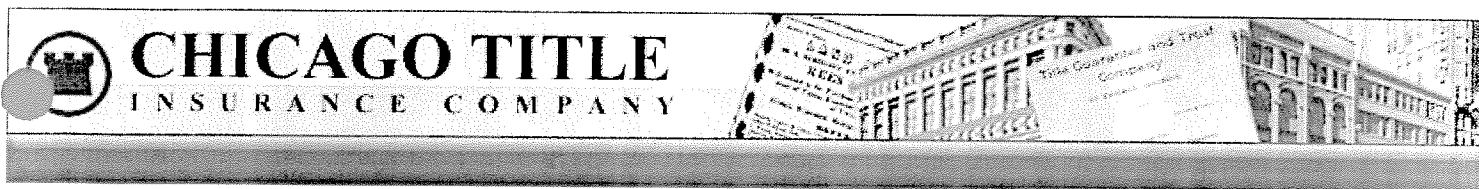
Transfer Date: 03/17/2011	Seller: PATEL, ARVIND C; PATEL, KAILAS A
Transfer Value: \$80,500.00	Document#: <u>11-0406585</u> Cost/Sq Feet:
Title Company: FIDELITY NATIONAL TITLE CO	

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:
Tax Year: 2012		

Courtesy of Chicago Title
Offered by Chicago Title

All Information produced is deemed reliable but is not guaranteed.

**Property History**

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

Prior Transfer - 03/17/2011

Recording Date:	03/17/2011	Document#:	<u>11-0406585</u>
Price:	\$80,500.00	Document Type:	Grant Deed
First TD:	\$0.00	Type of Sale:	Full Amount on Deed
Lender Name:			
Buyer Name:	ADAMS BENNETT INVESTMENTS LLC,	Buyer Vesting:	N/A
Seller 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



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

03/17/11 AT 08:00AM

Pages:
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TAXES:	NEPR
OTHER:	0.00
PAID:	NEPR



LEADSHEET



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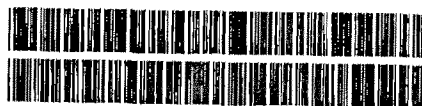
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003216083

SEQ:
15

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

t72

RECORDING REQUESTED BY:
Fidelity National Title Company
Escrow No. 5643316-PG
Title Order No. ~~100747004~~

When Recorded Mail Document
and Tax Statement To:
Adams Bennett, LLC
200 S Main Street
Corona, CA 92878



APN: 3047023-008

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$

- Not A Public Record*
- ☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale,
☒ 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

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

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~~ *FLORIDA*
County of ~~BREVARD~~

On 12-8-2010 before me,
Maggie Ostergard, Notary Public
(herein name and title of the officer), personally
appeared Arvind C. Patel and
Kailas A. Patel

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

Maggie Ostergard

(Seal)

Notary Public State of Florida

Maggie Ostergard

My Commission DD739818

expires 02/22/2012

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED

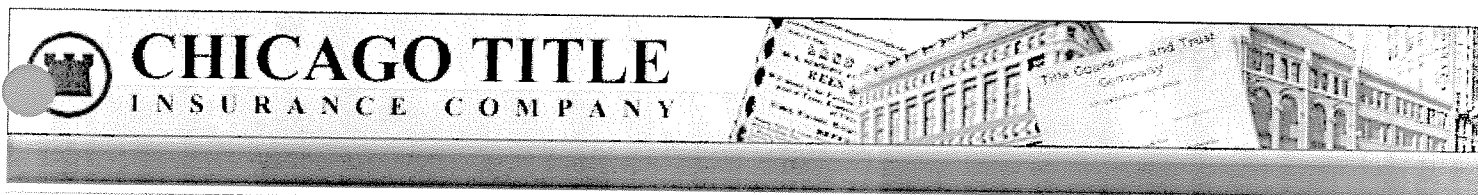
106747083-X59

Escrow No. 5642316-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 / Twntship / 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: 0	Year Built:	Square Feet:
Bathrooms: 0	Garage:	Lot Size: 10.065 AC
Total Rooms:	Fireplace:	Number of Units: 0
Zoning: LCQ*	Pool:	Use Code: Industrial-Vacant Land
No of Stories:		
Building Style:		

Sale Information

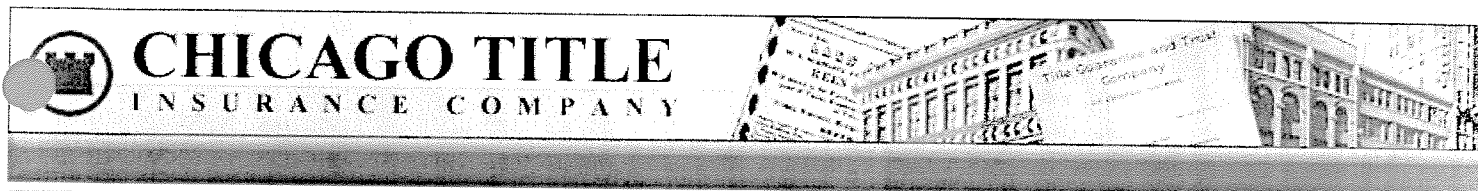
Transfer Date: 01/04/2011	Seller: EBENKAMP, THEODORE L; EBENKAMP FAMILY TRUST,
Transfer Value: \$80,000.00	Document#: <u>11-0012204</u>
Title Company: FIDELITY NATIONAL TITLE CO	Cost/Sq Feet:

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:
Tax Year: 2012		

Courtesy of Chicago Title
Offered by Chicago Title

All Information produced is deemed reliable but is not guaranteed.



Property History

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	Document#:	<u>11-0012204</u>
Price:	\$80,000.00	Document Type:	Grant Deed
First TD:	\$0.00	Type of Sale:	Full Amount on Deed
Lender Name:			
Buyer Name:	ADAMS BENNETT INVESTMENTS LLC,	Buyer Vesting:	N/A
Seller Name:	EBENKAMP, THEODORE L; EBENKAMP FAMILY TRUST,		
Legal Description:	Sec / Twntship / Range: NE4SW4SW4 S31T06NR10W SBM		

Prior Transfer - 12/12/2007

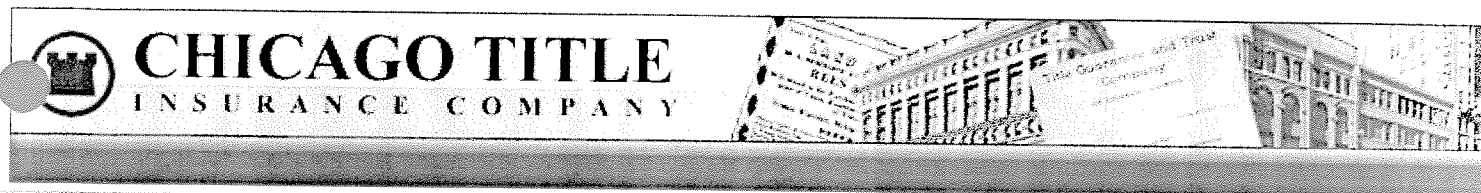
Recording Date:	12/12/2007	Document#:	<u>07-2724728</u>
Price:	\$25,000.00	Document Type:	Trustee's Deed
First TD:	\$0.00	Type of Sale:	Full Amount on Deed
Lender Name:			
Buyer Name:	EBENKAMP, THEODORE L; THE EBENKAMP FAMILY TRUST,	Buyer Vesting:	N/A
Seller Name:	PEREZ, PEDRO A		
Legal Description:	Sec / Twntship / Range: NE4SW4SW4 S31T06NR10W SBM		

Foreclosure Record - 10/24/2007

Recording Date:	10/24/2007	Document#:	<u>07-2407951</u>
Document Type:	Notice of Sale (aka Notice of Trustee's Sale)		
Auction Location:	350 W MISSION BLVD		
Auction Date/Time:	11/13/2007 11:30 A.M.		
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

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Property History

Chicago Title 

Foreclosure Record - 07/19/2007

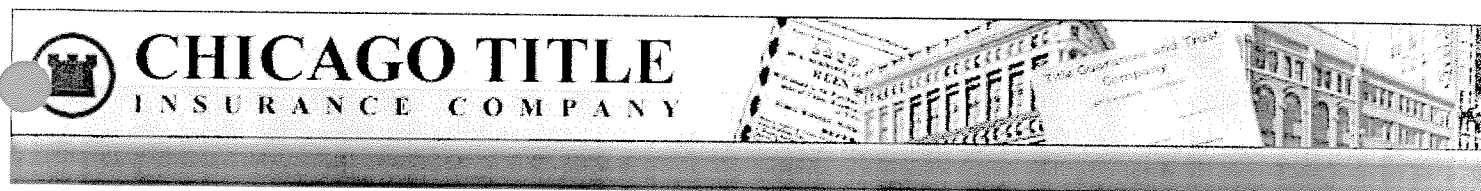
Recording Date:	07/19/2007	Document#:	07-1708654
Document Type:	Notice of Default		
Min. Bid Amount:	\$0.00		
Beneficiary Name:	THE EBENKAMP FAMILY TRUST		
Beneficiary Name:	PEREZ, PEDRO A		
Trustee Names:	TRUSTEE CORPS		
Mailing Address:	2112 BUSINESS CENTER DR, FL 2 IRVINE CA 92612		
Trustee Phone:	(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:	
Rating:	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

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**Property History****Chicago Title** **Prior Transfer - 04/29/2002**

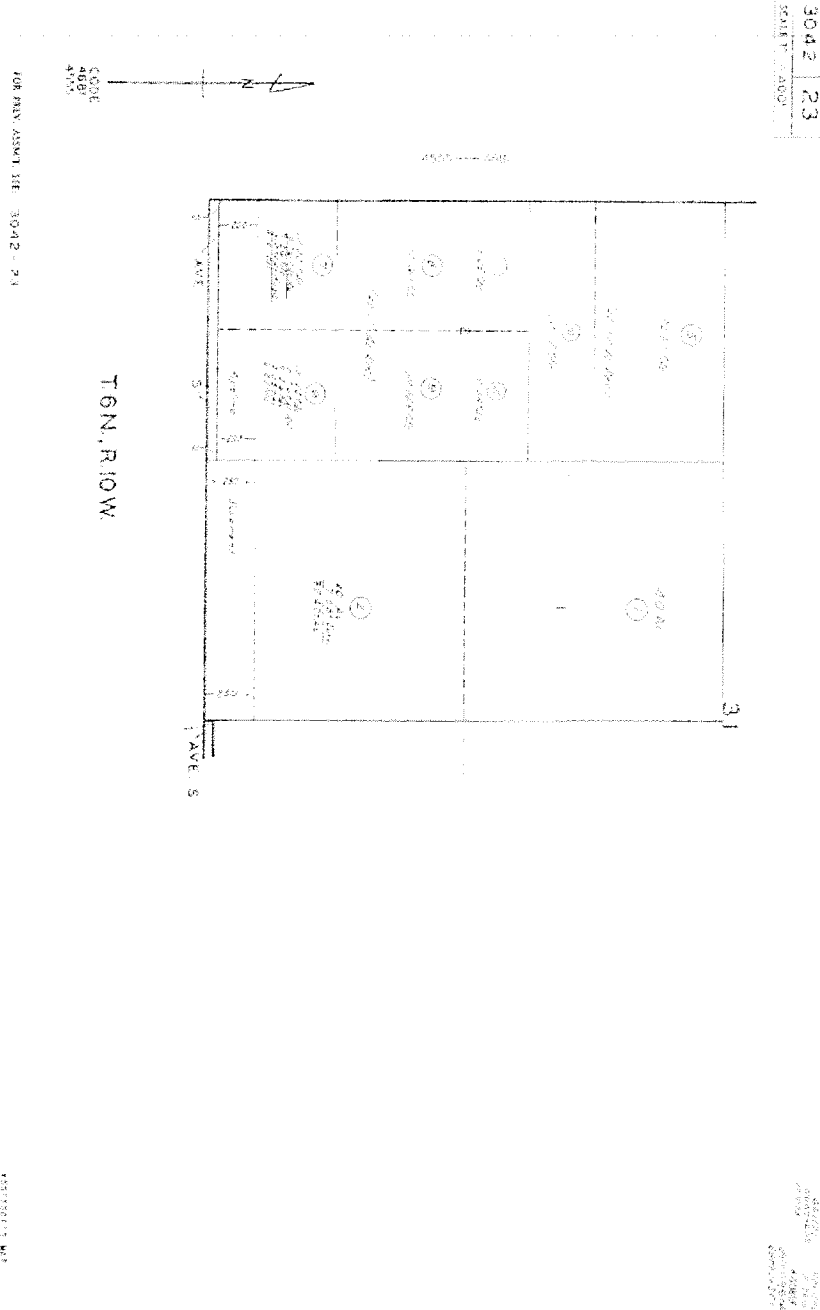
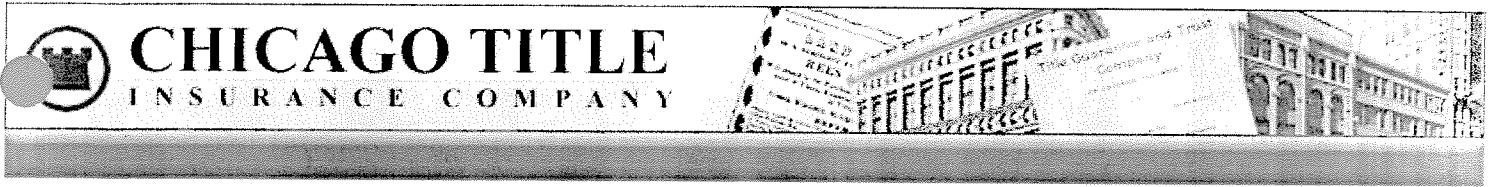
Recording Date:	04/29/2002	Document#:	<u>02-0982393</u>
Price:	\$11,107.00	Document Type:	Public Action
First TD:	\$0.00	Type of Sale:	Full Amount on Deed
Lender Name:			
Buyer Name:	EBENKAMP, THEODORE L; THE EBENKAMP FAMILY TRUST,	Buyer Vesting:	Family Trust
Seller Name:	BENNER, RICHARD C; BENNER, HELEN S		
Legal Description:	Lot Number: 2 Sec / Twnship / Range: SW4 S31T06NR10W Legal Brief Description: NORTHEAST4 S2 LOT2		

Prior Transfer - 09/13/1993

Recording Date:	09/13/1993	Document#:	<u>93-1772673</u>
Price:	\$23,142.00	Document Type:	Trustee's Deed
First TD:	\$0.00	Type of Sale:	Full Amount on Deed
Lender Name:			
Buyer Name:	BENNER, RICHARD C; BENNER, HELEN S	Buyer Vesting:	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

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20110012204



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Recorder's Office, Los Angeles County,
California

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Pages:
0003

FEES:	52.00
TAXES:	NEPR
OTHER:	0.00
PAID:	NEPR



LEADSHEET



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SEQ:
15

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:
Fidelity National Title Company
Escrow 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



APN: 3042-023-009

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

- ☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale,
☐ Unincorporated Area City of

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 Unincorporated Area County of Los Angeles, State of California:
SEE EXHIBIT "ONE" ATTACHED HERETO AND MADE A PART HEREOF

DATED: November 11, 2010

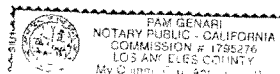
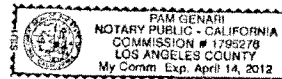
State of California)
County of Los Angeles)

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

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

By Theodore L. Ebenkamp, Trustee

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: Pam Genari (Seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

106747076-X59

15

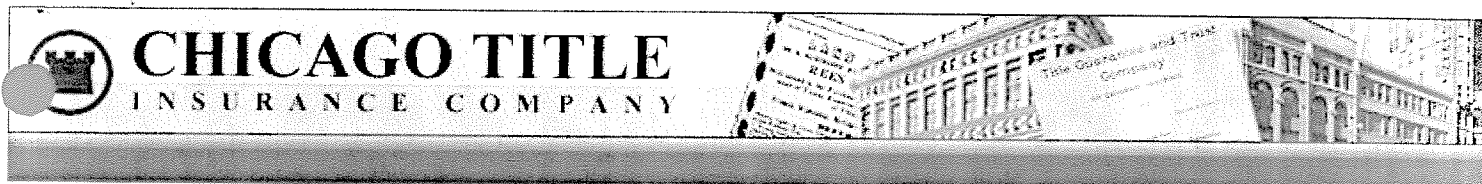
Escrow No. 5643308-PG
Title Order No. ,

3

EXHIBIT ONE

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

APN: 3042-023-009



Profile Report



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 / Twndship / 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: 0	Year Built:	Square Feet:
Bathrooms: 0	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

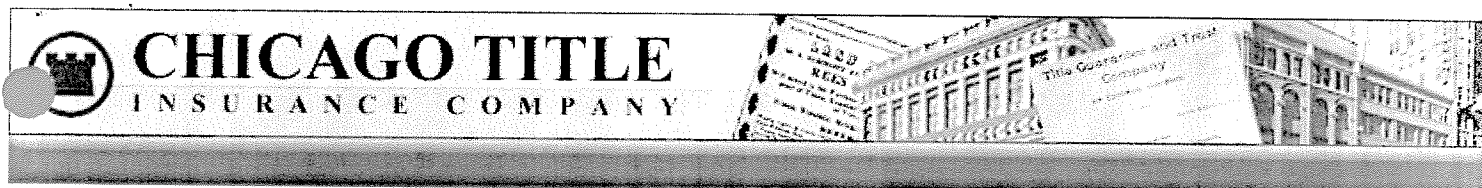
Transfer Date: 05/20/2011	Seller: LARIOS, JOSE G; LARIOS, ELIZABETH
Transfer Value: \$95,000.00	Document#: 11-0710442
Title Company: CHICAGO TITLE COMPANY	Cost/Sq Feet:

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

All Information produced is deemed reliable but is not guaranteed.



Property History



**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:	05/20/2011	Document#:	<u>11-0710442</u>
Price:	\$95,000.00 Multiple Parcels Involved in this transaction	Document Type:	Grant Deed
First TD:	\$0.00	Type of Sale:	Full Amount on Deed
Lender Name:			
Buyer Name:	ADAMS BENNETT INVESTMENTS LLC,	Buyer Vesting:	N/A
Seller Name:	LARIOS, JOSE G; LARIOS, ELIZABETH		
Legal Description:	Sec / Twntship / Range: W2S2S2NW4SW4 S31T06NR10W SBM		

Prior Transfer - 12/16/2010

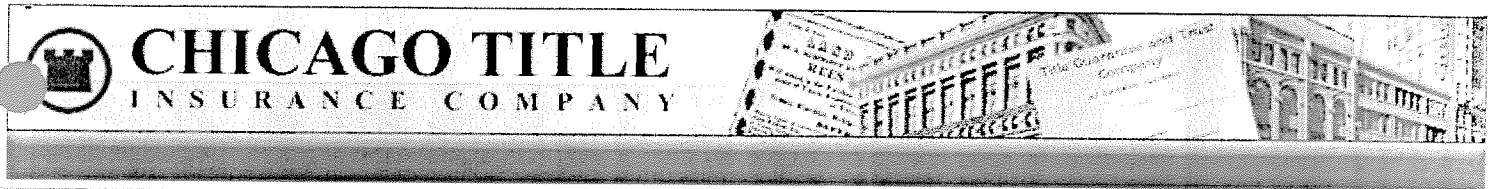
Recording Date:	12/16/2010	Document#:	<u>10-1864362</u>
Price:	\$0.00	Document Type:	Intrafamily Transfer or Dissolution
First TD:	\$0.00	Type of Sale:	Non-Arms Length Transfer
Lender Name:			
Buyer Name:	LANOS, JOSE G; LANOS, ELIZABETH	Buyer Vesting:	Joint Tenancy
Seller Name:	LANOS, MARIA A; LOPEZ, KIMBERLY		
Legal Description:	Sec / Twntship / Range: W2S2S2NW4SW4 S31T06NR10W SBBM		

Prior Transfer - 05/17/2007

Recording Date:	05/17/2007	Document#:	<u>07-1207693</u>
Price:	\$0.00	Document Type:	Intrafamily Transfer or Dissolution
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 / Twntship / Range: W2S2S2NW4SW4 S31T06NR10W SBM		

Courtesy of Chicago Title
Offered by Chicago Title

All Information produced is deemed reliable but is not guaranteed.



Property History

Chicago Title 

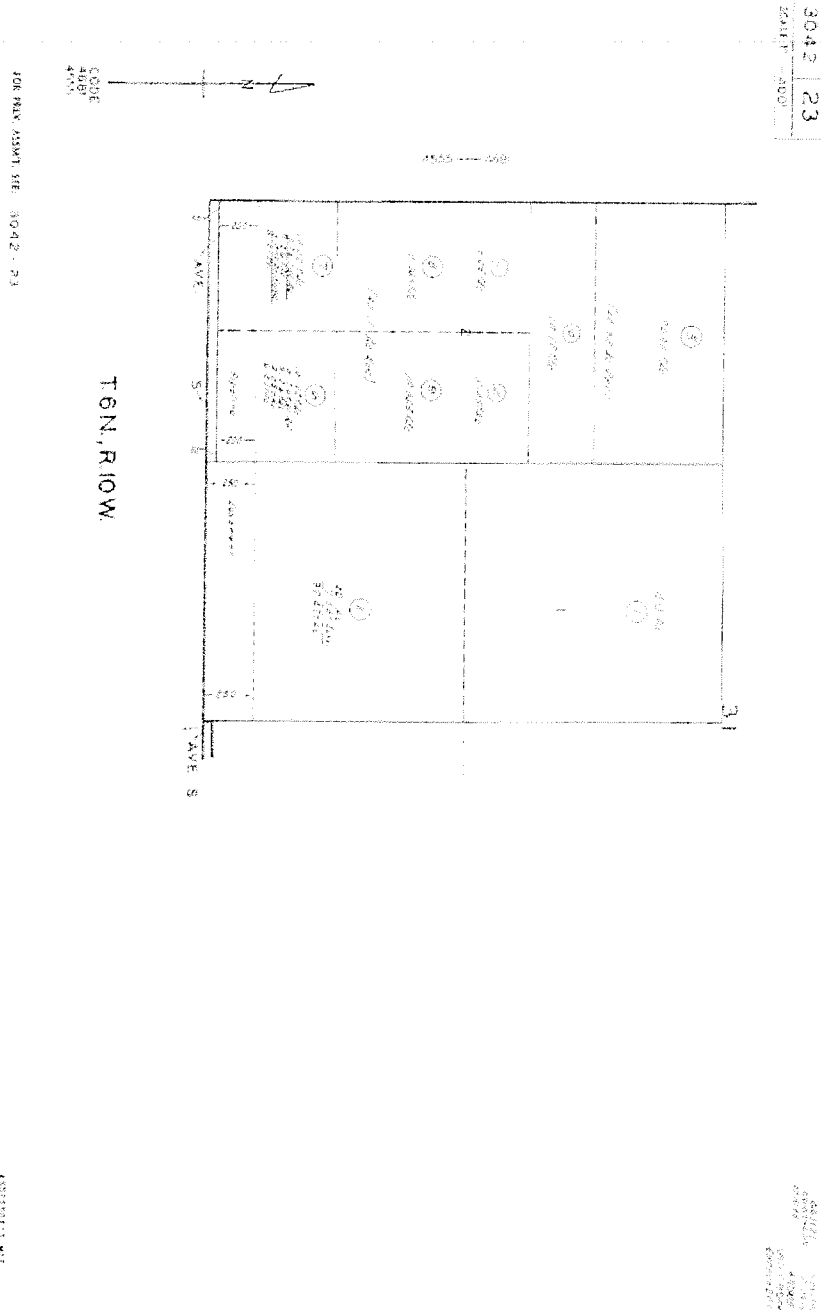
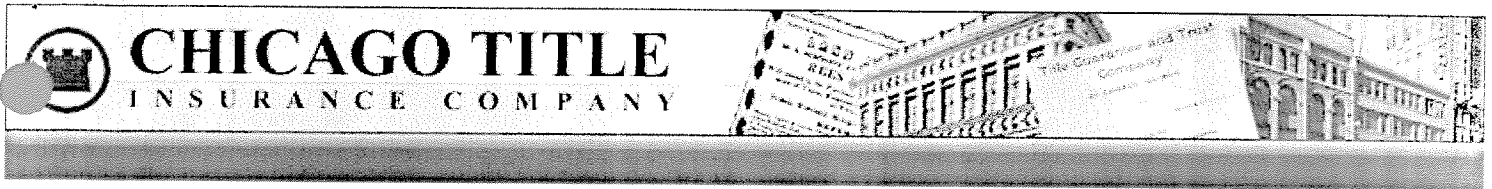
Prior Transfer - 03/17/2005

Recording Date:	03/17/2005	Document#:	05-0615139
Price:	\$16,000.00	Document Type:	Grant Deed
First TD:	\$0.00	Type of Sale:	Full-Computed from Transfer Tax
Lender Name:			
Buyer Name:	LOPEZ, CARLOS D; LOPEZ, YOLANDA	Buyer Vesting:	Joint Tenancy
Seller Name:	HIGA, KOYU; KOYU HIGA REVOCABLE TRUST,		
Legal Description:	Sec / Twnship / Range: W2S2S2NW4SW4 S31T06NR10W SBM City / Muni / Twp: PALMDALE		

Courtesy of Chicago Title

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20110710442



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

05/20/11 AT 08:00AM

Pages:
0003

FEES:	32.00
TAXES:	NEPR
OTHER:	0.00
PAID:	NEPR



LEADSHEET



201105200190005

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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



20110710442

Escrow No. 118200103 - M19
Order No. 106747191-X59

SPACE ABOVE THIS LINE FOR RECORDERS USE

GRANT DEED

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

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,

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 CA
COUNTY OF Los Angeles

On May 13, 2011

} SS
before me,

A. Rosales, Notary Public
Notary Public, personally appeared

Jose G. Larios
Elizabeth Larios

Jose G. Larios

Elizabeth Larios

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 this
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 of Notary

Date My Commission Expires 4/24/15

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

Page 1

Escrow No. 118200103 -M19

3

LEGAL DESCRIPTION EXHIBIT

PARCEL 1: (3042-023-011)

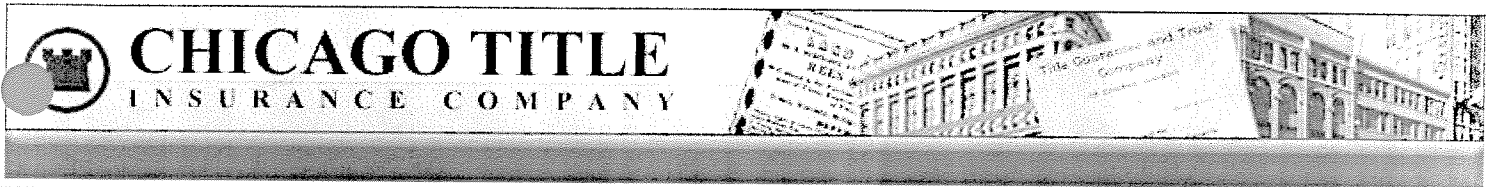
THE WEST HALF OF THE SOUTH HALF OF SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

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



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 / Twndship / 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: 0	Year Built:	Square Feet:
Bathrooms: 0	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

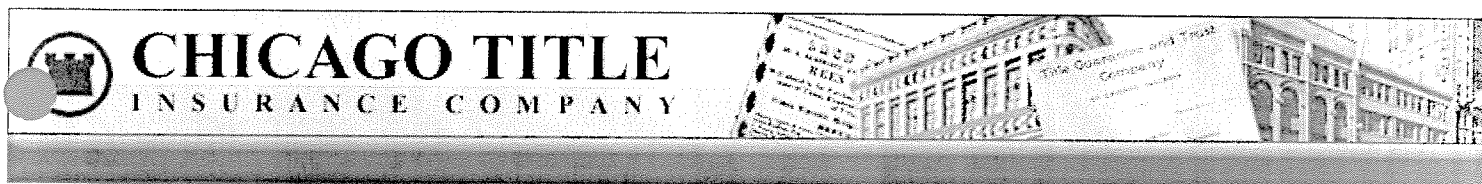
Transfer Date: 05/20/2011	Seller: LARIOS, JOSE G; LARIOS, ELIZABETH
Transfer Value: \$95,000.00	Document#: <u>11-0710442</u>
Title Company: CHICAGO TITLE COMPANY	Cost/Sq Feet:

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

All Information produced is deemed reliable but is not guaranteed.



Property History



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

Prior Transfer - 05/20/2011

Recording Date:	05/20/2011	Document#:	<u>11-0710442</u>
Price:	\$95,000.00 Multiple Parcels Involved in this transaction	Document Type:	Grant Deed
First TD:	\$0.00	Type of Sale:	Full Amount on Deed
Lender Name:			
Buyer Name:	ADAMS BENNETT INVESTMENTS LLC,	Buyer Vesting:	N/A
Seller Name:	LARIOS, JOSE G; LARIOS, ELIZABETH		
Legal Description:	Sec / Twntship / Range: E2S2S2NW4SW4 S31T06NR10W SBM		

Prior Transfer - 02/25/2008

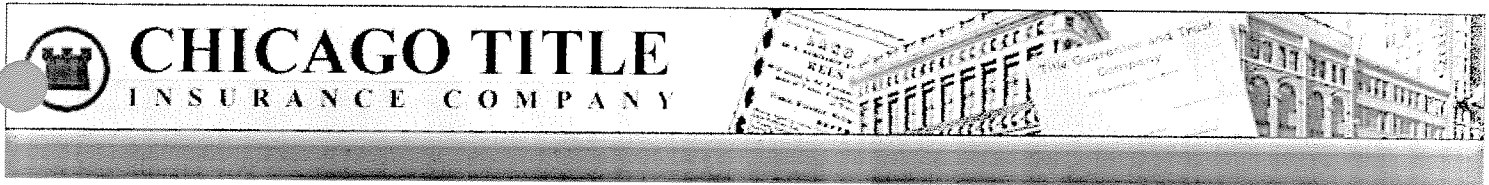
Recording Date:	02/25/2008	Document#:	<u>08-0322956</u>
Price:	\$0.00	Document Type:	Grant Deed
First TD:	\$0.00	Type of Sale:	
Lender Name:			
Buyer Name:	LARIOS, JOSE G	Buyer Vesting:	Married Man as his sole and separate property
Seller Name:	LARIOS, MARIA A		
Legal Description:	Sec / Twntship / Range: E2S2S2NW4SW4 S31T06NR10W SBM		

Prior Transfer - 05/17/2007

Recording Date:	05/17/2007	Document#:	<u>07-1207692</u>
Price:	\$0.00	Document Type:	Intrafamily Transfer or Dissolution
First TD:	\$0.00	Type of Sale:	Non-Arms Length Transfer
Lender Name:			
Buyer Name:	LARIOS, MARIA A	Buyer Vesting:	N/A
Seller Name:	LARIOS, MARIA A; LOPEZ, YOLANDA		
Legal Description:	Sec / Twntship / Range: E2S2S2NW4SW4 S31T06NR10W SBM		

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Offered by Chicago Title

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Property History

Chicago Title 

Prior Transfer - 03/17/2005

Recording Date:	03/17/2005	Document#:	<u>05-0615138</u>
Price:	\$16,000.00	Document Type:	Grant Deed
First TD:	\$0.00	Type of Sale:	Full-Computed from Transfer Tax
Lender Name:			
Buyer Name:	LARIOS, MARIA A; LOPEZ, YOLANDA	Buyer Vesting:	Joint Tenancy
Seller Name:	HIGA, JANET HATSUE; JANET HATSUE HIGA REVOCABLE TRUST,		
Legal Description:	Sec / Twntship / Range: E2S2S2NW4SW4 S31T06NR10W SBM Legal Brief Description: LOCATION:PALMDALE CA City / Muni / Twp: PALMDALE		

Prior Transfer - 03/17/2005

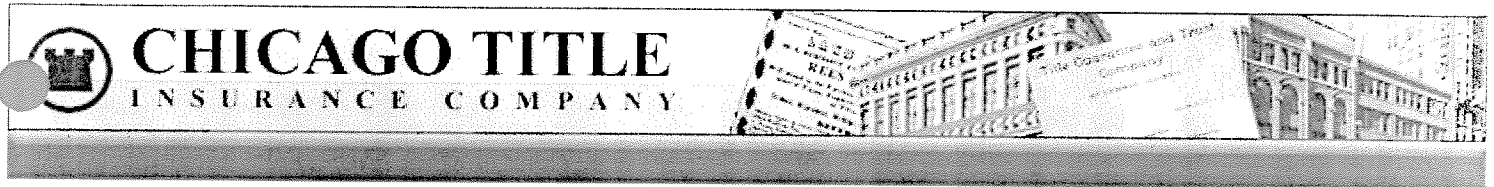
Recording Date:	03/17/2005	Document#:	<u>05-0615137</u>
Price:	\$0.00	Document Type:	Intrafamily Transfer or Dissolution
First TD:	\$0.00	Type of Sale:	Non-Arms Length Transfer
Lender Name:			
Buyer Name:	LOPEZ, YOLANDA	Buyer Vesting:	Married Woman as her sole and separate property
Seller Name:	LOPEZ, CARLOS		
Legal Description:	Sec / Twntship / Range: E2S2S2NW4SW4 S31T06NR10W SBM Legal Brief Description: LOCATION:PALMDALE CA City / Muni / Twp: PALMDALE		

Prior Transfer - 03/17/2005

Recording Date:	03/17/2005	Document#:	<u>05-0615136</u>
Price:	\$0.00	Document Type:	Intrafamily Transfer or Dissolution
First TD:	\$0.00	Type of Sale:	Non-Arms Length Transfer
Lender Name:			
Buyer Name:	CHINEN, JERRY M; CHINEN, GLENN M	Buyer Vesting:	Revocable Trust
Seller Name:	CHINEN, JERRY M; JERRY M CHINEN TRUST,		
Legal Description:	Sec / Twntship / Range: E2S2S2NW4SW4 S31T06NR10W SBM Legal Brief Description: LOCATION:PALMDALE CA City / Muni / Twp: PALMDALE		

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Offered by Chicago Title

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**Property History****Chicago Title** **Prior Transfer - 01/24/2000**

Recording Date:	01/24/2000	Document#:	00-0103701
Price:	\$0.00	Document Type:	Intrafamily Transfer or Dissolution
First TD:	\$0.00	Type of Sale:	Non-Arms Length Transfer
Lender Name:			
Buyer Name:	CHINEN, JERRY M; JERRY M CHINEN TRUST,	Buyer Vesting:	Trust
Seller Name:	CHINEN, JERRY M; CHINEN, GLENN M		
Legal Description:	Sec / Twntship / Range: E2S2S2NW4SW4 S31T06NR10W SBM		

Courtesy of Chicago Title
Offered by Chicago Title

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20110710442



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

05/20/11 AT 08:00AM

Pages:
0003

FEES:	32.00
TAXES:	NEPR
OTHER:	0.00
PAID:	NEPR



LEADSHEET



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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



20110710442

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

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

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,

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 CA
COUNTY OF Los Angeles

On May 13, 2011

} SS
before me,

A. Rosales, Notary Public
Notary Public, personally appeared

Jose G. Larios
Elizabeth Larios

Jose G. Larios

Elizabeth Larios

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.

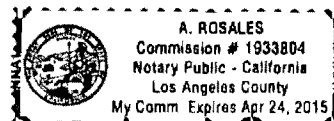
I certify under PENALTY OF PERJURY under the laws of the State of
California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature of Notary

Date My Commission Expires 4/24/15

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

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.

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PROOF OF SERVICE
STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

Re: *ANTELOPE VALLEY GROUNDWATER CASES*
Los Angeles County Superior Court Judicial Council Coordinated
Proceedings No. 4408; Santa Clara County Superior Court Case No. 1-05-CV-049053

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.

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:

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

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

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



DINA M. SNIDER