

480 N. D St, San Bernardino, CA 92401



PREPARED FOR:

Ms. Lisa Connor
Project Manager
Successor Agency to the Redevelopment Agency
of the City of San Bernardino
290 N. "D" Street - 3rd Floor
San Bernardino, CA 92401

FOR THE PROPERTY LOCATED AT:

480 N. "D" St.
San Bernardino, CA 92401
APN: 0134-141-28, 0134-141-29

December 3, 2018

KW COMMERCIAL
1473 Ford Street
Redlands, CA 92373

KENNETH PATTERSON
Agent
O: 909.793.2100
kenpcommercial@gmail.com

DOUGLAS REYNOLDSON
Commercial Real Estate Investment Advisor
O: 909.793.2100
C: 909.478.4517
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CA DRE# #01456022

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TABLE OF CONTENTS

Broker's Opinion of Value

- Property Profile
- Location Aerial
- Assessor's Parcel Maps
- Location Map

Comparable Sales

Comparable #1

- Property Profile
- Assessor's Parcel Map
- Aerial

Comparable #2

- Property Profile
- Assessor's Parcel Map
- Aerial

Comparable #3

- Property Profile
- Assessor's Parcel Map
- Aerial

Leading Broker's Resume

KW COMMERCIAL
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December 3, 2018

Ms. Lisa Connor
Project Manager
Successor Agency to the Redevelopment Agency
of the City of San Bernardino
290 N “D” Street – 3rd Floor
San Bernardino, California 92401

RE: Broker Opinion of Value for Site No. 46 – APN 0134-141-28, 0134-141-29

Dear Ms. Connor:

We have prepared the following report regarding our opinion of value for the above referenced properties. We utilized a comparable sales approach to determine our opinion of value for this properties.

Subject Property

The subject properties are zoned Commercial Regional Downtown (“CR-2”), which allows for a diversity of regional-serving uses in the Downtown area and consists of two contiguous parcels of land totaling approximately .26 acres (11,400 SQFT).

Comparable Sales

As further described within this report, within the last 41 months, there have been 3 property sales which can be used as sale comparable for this Site. The comparable are all zoned “CR-2”. The Sale Comparable dates run from July 2015 to December 2017. The Sale Comparables are summarized below:

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480 N. D St, San Bernardino, CA 92401



| Sales Comparables Summary | | | | | | |
|---------------------------|-------------|-----------------------|--------|------------|---------------|------------|
| | APN | Address | Lot SF | Sale Value | Price/SF | Sale Date |
| Property Site | 0134-141-28 | 480 N. "D" St. | 5,700 | | | |
| | 0134-141-29 | 478 N. "D" St. | 5,700 | | | |
| Sale Comparable #1 | 0134-023-50 | 646 N. St. | 30,900 | \$120,000 | \$3.88 | 12/31/2015 |
| Sale Comparable #2 | 0135-081-11 | 540 N. Arrowhead Ave. | 6,000 | \$180,000 | \$5.72 | 7/9/2015 |
| | 0135-081-12 | | 6,000 | | | |
| | 0135-081-13 | | 5,467 | | | |
| | 0135-081-14 | | 7,000 | | | |
| | 0135-081-15 | | 7,000 | | | |
| Sale Comparable #3 | 0134-053-07 | 736 W. 6th St. | 6,500 | \$30,000 | \$4.62 | 12/15/2017 |
| Average Price/SF | | | | | \$4.74 | |

Broker Opinion of Value

Based on the foregoing, the average price per square foot of the three vacant Sale Comparables is \$4.74. Applying this average price per square foot to the lot square footage (11,400 SF), a value of \$54,036 results. It is our opinion that the subject property is worth \$54,036.

We appreciate the opportunity to prepare this report. Please do not hesitate to call with any questions.

Sincerely,

Kenneth Patterson

BRE# 00774852

951-318-8516

kenpcommercial@gmail.com

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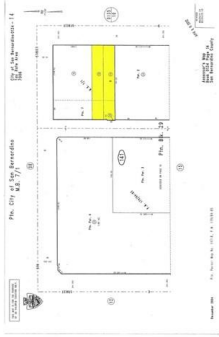
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N D St, San Bernardino, CA 92401, San Bernardino County



| | | | |
|--------------|-------------------|------------------|-----------------------|
| N/A | N/A | 5,700 | \$125,000 |
| Beds | Bldg Sq Ft | Lot Sq Ft | MLS List Price |
| N/A | N/A | VCNT LND-NE | N/A |
| Baths | Yr Built | Type | Sale Date |

Active Listing

Owner Information

| | | | |
|----------------------|--------------------------------------|---------------------------|--------------------|
| Owner Name: | Successor Agency/Rda City Of San Bdn | Tax Billing City & State: | San Bernardino, CA |
| Mail Owner Name: | Successor Agency/Rda City Of San Bdn | Tax Billing Zip: | 92401 |
| Tax Billing Address: | 201 N E St #301 | Tax Billing Zip+4: | 1520 |

Location Information

| | | | |
|-----------------------------|----------------------|--------------------|------------|
| Zip Code: | 92401 | Census Tract: | 57.01 |
| School District: | San Bernardino | Topography: | Flat/Level |
| Comm College District Code: | San Bernardino Vly J | Neighborhood Code: | 092-092 |

Tax Information

| | | | |
|---------------------|---|-----------------|----------------------|
| APN : | 0134-141-28-0000 | Lot: | 8 |
| Tax Area: | 7006 | Block: | 29 |
| Tax Appraisal Area: | 12 | Water Tax Dist: | San Bernardino Vly J |
| Legal Description: | CITY N 1/2 S 59.12 FT N 159.12 FT LOT 8 AND N 1/2 E 50 FT S 59.12 FT N 159.12 FT LOT 7 BLK 29 | | |

Characteristics

| | | | |
|---------------------|-------------------|-------------|----------------|
| County Land Use: | Vacant Land | Lot Area: | 5,700 |
| Universal Land Use: | Vacant Land (NEC) | Gross Area: | MLS: 11,400 |
| Lot Frontage: | 30 | Water: | Public |
| Lot Depth: | 190 | Sewer: | Public Service |
| Lot Acres: | 0.1309 | | |

Listing Information

| | | | |
|-------------------------|----------------------|--------------------------|--------------------------|
| MLS Listing Number: | EV17251237 | MLS Current List Price: | \$125,000 |
| MLS Status: | Active | MLS Original List Price: | \$125,000 |
| MLS Area: | 274 - SAN BERNARDINO | MLS Listing Agent: | Evfernlar-Lara Fernandez |
| MLS Status Change Date: | 11/04/2017 | MLS Listing Broker: | KELLER WILLIAMS REALTY |

Last Market Sale & Sales History

| | | | |
|-------------------|------------|-------------|--------------------------------------|
| Recording Date: | 11/21/1996 | Deed Type: | Grant Deed |
| Multi/Split Sale: | Multiple | Owner Name: | Successor Agency/Rda City Of San Bdn |
| Document Number: | 431993 | Seller: | Joint Development Inc |

| Recording Date | 12/03/2014 | 04/18/2011 | 03/18/2011 | 11/21/1996 | 03/04/1991 |
|----------------|-----------------------------------|-----------------------------------|-----------------------------------|---------------------------|-------------------|
| Sale Date | 11/24/2014 | 04/06/2011 | 03/17/2011 | | |
| Sale Price | | | | | \$270,000 |
| Nominal | Y | Y | Y | | |
| Buyer Name | Redevelopment Agcy Of San Bernard | San Bernardino Economic Dev Co | San Bernardino Economic Dev Co | Economic Dev Agency Cy Sb | Joint Development |
| Seller Name | San Bernardino Economic Dev Co | Economic Dev Agcy Of Cty/San Bern | Redevelopment Agcy Of San Bernard | Joint Development Inc | |

Courtesy of LARA FERNANDEZ, KELLER WILLIAMS REALTY, California Regional MLS

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Property Detail

Generated on 06/16/2018
Page 1 of 2

N D St, San Bernardino, CA 92401, San Bernardino County



| | | | |
|--------------|-------------------|------------------|-------------------|
| N/A | N/A | 5,700 | N/A |
| Beds | Bldg Sq Ft | Lot Sq Ft | Sale Price |
| N/A | N/A | VCNT LND-NE | N/A |
| Baths | Yr Built | Type | Sale Date |

Owner Information

| | | | |
|----------------------|---|---------------------------|---------------------------|
| Owner Name: | Successor Agency/Rda City Of San Bdn | Tax Billing City & State: | San Bernardino, CA |
| Mail Owner Name: | Successor Agency/Rda City Of San Bdn | Tax Billing Zip: | 92401 |
| Tax Billing Address: | 201 N E St #301 | Tax Billing Zip+4: | 1520 |

Location Information

| | | | |
|-----------------------------|-----------------------------|--------------------|-------------------|
| Zip Code: | 92401 | Census Tract: | 57.01 |
| School District: | San Bernardino | Topography: | Flat/Level |
| Comm College District Code: | San Bernardino Vly J | Neighborhood Code: | 092-092 |

Tax Information

| | | | |
|---------------------|--|-----------------|-----------------------------|
| APN : | 0134-141-29-0000 | Lot: | 8 |
| Tax Area: | 7006 | Block: | 29 |
| Tax Appraisal Area: | 12 | Water Tax Dist: | San Bernardino Vly J |
| Legal Description: | CITY S 1/2 S 59.12 FT N 159.12 FT LOT 8 AND S 1/2 E 50 FT S 59.12 FT N 159.12 FT LOT 7 BLK 29 | | |

Characteristics

| | | | |
|---------------------|--------------------------|------------|-----------------------|
| County Land Use: | Vacant Land | Lot Acres: | 0.1309 |
| Universal Land Use: | Vacant Land (NEC) | Lot Area: | 5,700 |
| Lot Frontage: | 30 | Water: | Public |
| Lot Depth: | 190 | Sewer: | Public Service |

Last Market Sale & Sales History

| | | | |
|-------------------|-------------------|-------------|---|
| Recording Date: | 11/21/1996 | Deed Type: | Grant Deed |
| Multi/Split Sale: | Multiple | Owner Name: | Successor Agency/Rda City Of San Bdn |
| Document Number: | 431993 | Seller: | Joint Development Inc |

| | 12/03/2014 | 04/18/2011 | 03/21/2011 | 11/21/1996 | 03/04/1991 |
|------------------------|-----------------------------------|--------------------------------------|-----------------------------------|---------------------------|-------------------|
| Recording Date | 12/03/2014 | 04/18/2011 | 03/21/2011 | 11/21/1996 | 03/04/1991 |
| Sale Date | 11/24/2014 | 04/06/2011 | 03/17/2011 | | |
| Sale Price | | | | | \$270,000 |
| Nominal | Y | Y | Y | | |
| Buyer Name | Redevelopment Agcy Of San Bernard | San Bernardino Economic Dev Co | San Bernardino Economic Dev Co | Economic Dev Agency Cy Sb | Joint Development |
| Seller Name | San Bernardino Economic Dev Co | Economic Dev Agcy Of Cty Of San Bern | Redevelopment Agcy Of San Bernard | Joint Development Inc | |
| Document Number | 463130 | 154453 | 113539 | 431993 | 73981 |
| Document Type | Quit Claim Deed | Quit Claim Deed | Quit Claim Deed | Grant Deed | Quit Claim Deed |
| Recording Date | 10/15/1990 | 04/05/1989 | | | |
| Sale Date | 09/1990 | 01/1989 | | | |
| Sale Price | | | | | |
| Nominal | | | | | |

Courtesy of LARA FERNANDEZ, KELLER WILLIAMS REALTY, California Regional MLS

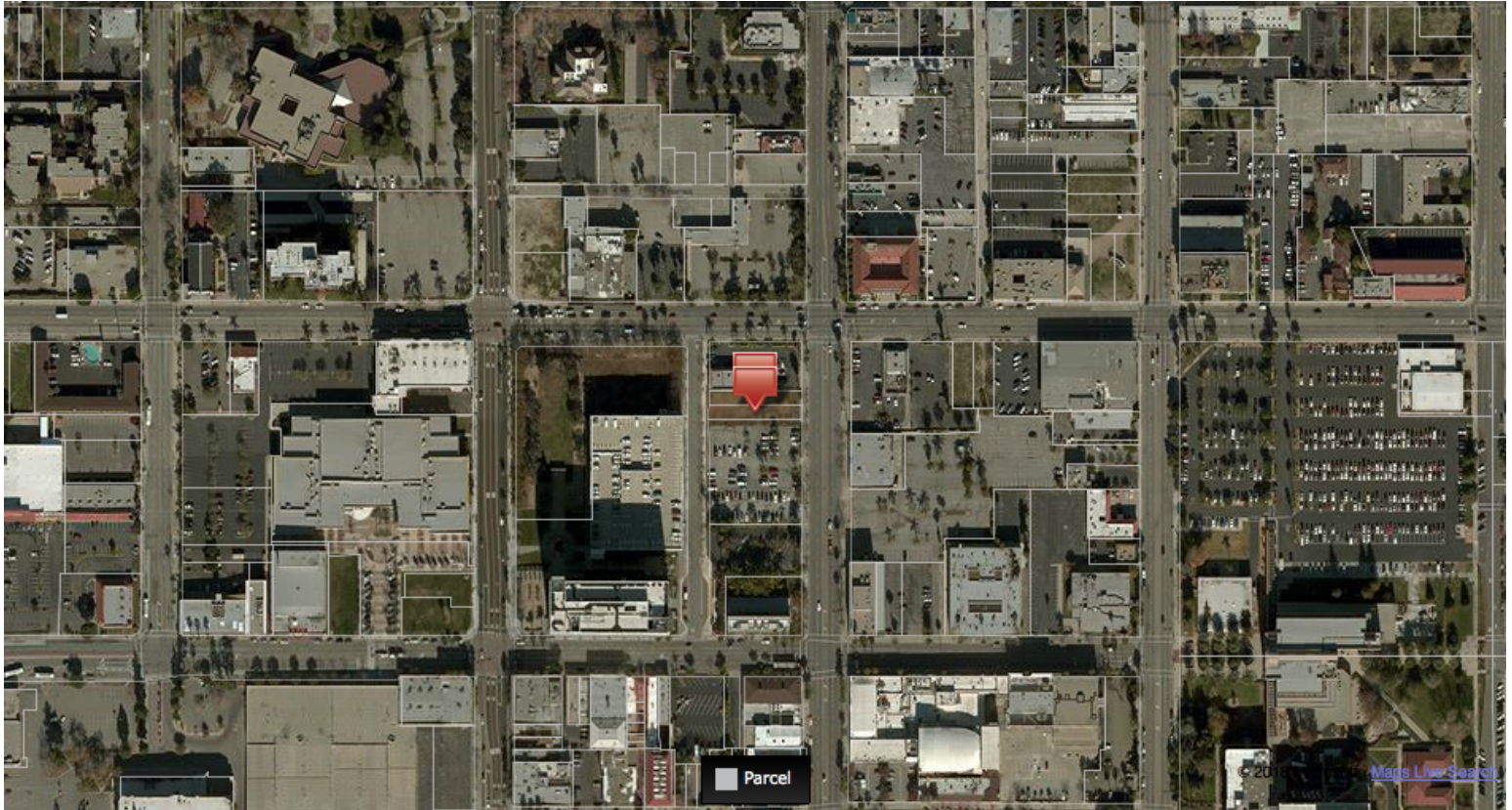
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480 N. D St, San Bernardino, CA 92401



Comparable Sale #1

- Property Profile
- Assessor's Parcel Map
- Aerial

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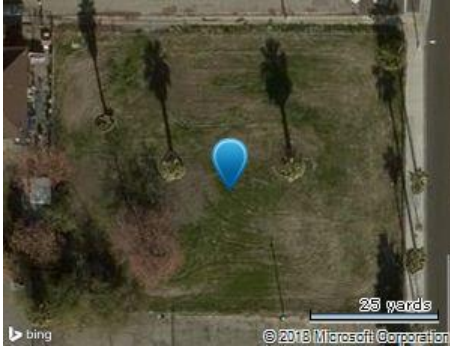
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646 N E St, San Bernardino, CA 92410-3013, San Bernardino County



| | | | |
|-------|------------|-----------|------------|
| N/A | N/A | 30,900 | \$120,000 |
| Beds | Bldg Sq Ft | Lot Sq Ft | Sale Price |
| N/A | N/A | COM-NEC | 12/31/2015 |
| Baths | Yr Built | Type | Sale Date |

Expired Listing 

Owner Information

| | | | |
|---------------------------|-------------------------------|--------------------|--------------|
| Owner Name: | Shree Properties Inc | Tax Billing Zip: | 91765 |
| Mail Owner Name: | Shree Properties Inc | Tax Billing Zip+4: | 1626 |
| Tax Billing Address: | 23535 Palomino Dr #346 | Owner Occupied: | No |
| Tax Billing City & State: | Diamond Bar, CA | | |

Location Information

| | | | |
|-----------------------------|-----------------------------|--------------------|-------------------|
| Zip Code: | 92410 | Census Tract: | 57.01 |
| Carrier Route: | C013 | Topography: | Flat/Level |
| School District: | San Bernardino | Neighborhood Code: | 092-092 |
| Comm College District Code: | San Bernardino Vly J | | |

Tax Information

| | | | |
|---------------------|--|-----------------|-----------------------------|
| APN : | 0134-023-50-0000 | Lot: | 1 |
| Tax Area: | 7006 | Block: | 44 |
| Tax Appraisal Area: | 12 | Water Tax Dist: | San Bernardino Vly J |
| Legal Description: | CITY N 25 FT E 200 FT LOT 1 BLK 44 AND E 200 FT LOT 8 BLK 44 EX N 20 FT THEREOF | | |

Assessment & Tax

| Assessment Year | 2017 | 2016 | 2015 |
|--------------------------|-----------|-----------|-----------|
| Assessed Value - Total | \$122,400 | \$139,600 | \$124,000 |
| Assessed Value - Land | \$122,400 | \$139,600 | \$124,000 |
| YOY Assessed Change (\$) | -\$17,200 | \$15,600 | |
| YOY Assessed Change (%) | -12.32% | 12.58% | |

| Tax Year | Total Tax | Change (\$) | Change (%) |
|----------|-----------|-------------|------------|
| 2015 | \$1,639 | | |
| 2016 | \$1,933 | \$293 | 17.88% |
| 2017 | \$1,734 | -\$198 | -10.26% |

| Special Assessment | Tax Amount |
|------------------------------|------------|
| Sb Valley Muni Wtr Dbt Svc | \$186.66 |
| Sbcofire Fp-5 City Sbnndo | \$152.98 |
| School Bonds | \$123.25 |
| San Bdno Comm College Bond | \$46.02 |
| Co Ventor Control | \$1.30 |
| Total Of Special Assessments | \$510.21 |

Characteristics

| | | | |
|---------------------|---|-------------|-----------------------|
| County Land Use: | Vacant Land | Water: | Public |
| Universal Land Use: | Tax: Commercial (NEC) MLS: Vacant Land (NEC) | Sewer: | Public Service |
| Lot Acres: | 0.7094 | Year Built: | MLS: 1985 |
| Lot Area: | 30,900 | | |

Listing Information

Courtesy of LARA FERNANDEZ, KELLER WILLIAMS REALTY, California Regional MLS

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Property Detail

Generated on 06/16/2018

Page 1 of 2

MLS Listing Number: **CC269449**
 MLS Status: **Expired**
 MLS Area: **274 - SAN BERNARDINO**
 MLS Status Change Date: **06/24/2013**

MLS Current List Price: **\$135,000**
 MLS Listing Agent: **Xnone-None Specified**
 MLS Listing Broker: **NO OFFICE SPECIFIED**

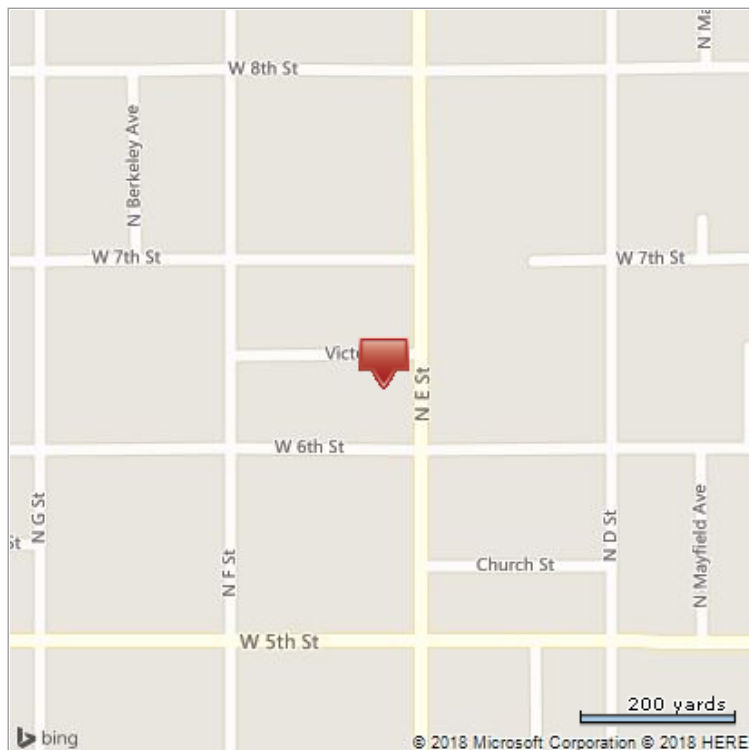
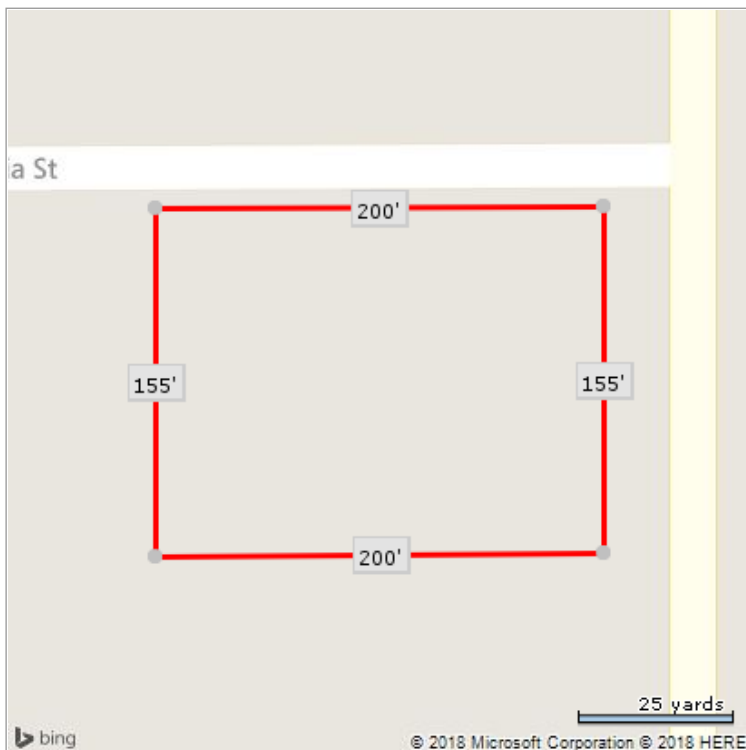
Last Market Sale & Sales History

| | | | |
|------------------|-------------------|-------------|-----------------------------|
| Recording Date: | 04/12/2016 | Sale Type: | Unknown |
| Sale Date: | 12/31/2015 | Deed Type: | Grant Deed |
| Sale Price: | \$120,000 | Owner Name: | Shree Properties Inc |
| Document Number: | 136970 | Seller: | Om Gray LLC |

| | | | | | |
|------------------------|----------------------|------------------------|------------------------|--------------------|----------------------|
| Recording Date | 04/12/2016 | 04/09/2007 | 10/07/2002 | 05/16/2002 | 04/23/2002 |
| Sale Date | 12/31/2015 | 02/13/2007 | 09/11/2002 | 05/02/2002 | 04/10/2002 |
| Sale Price | \$120,000 | | \$50,000 | | |
| Nominal | | | | Y | Y |
| Buyer Name | Shree Properties Inc | Om Gray LLC | Lothrop Fred H G Trust | Lothrop Fred Trust | White Evelyn L Trust |
| Seller Name | Om Gray LLC | Lothrop Fred H G Trust | White Evelyn L Trust | Lothrop Fred G | White Evelyn L |
| Document Number | 136970 | 214809 | 531590 | 253481 | 206182 |
| Document Type | Grant Deed | Grant Deed | Quit Claim Deed | Grant Deed | Deed (Reg) |

| | | | |
|------------------------|----------------------|-------------------|--------------------------------|
| Recording Date | 03/08/2002 | 07/30/2001 | 05/08/1995 |
| Sale Date | 02/11/2002 | 07/09/2001 | |
| Sale Price | | | |
| Nominal | Y | Y | Y |
| Buyer Name | White Evelyn L | Lothrop Fred H G | Lothrop Derelle C |
| Seller Name | Lothrop Marcus Trust | Lothrop Derelee C | Lothrop Marcus & Derelle Trust |
| Document Number | 117271 | 312974 | 146146 |
| Document Type | Grant Deed | Affidavit | Grant Deed |

Property Map



*Lot Dimensions are Estimated

Courtesy of LARA FERNANDEZ, KELLER WILLIAMS REALTY, California Regional MLS

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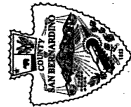
Property Detail

Generated on 06/16/2018

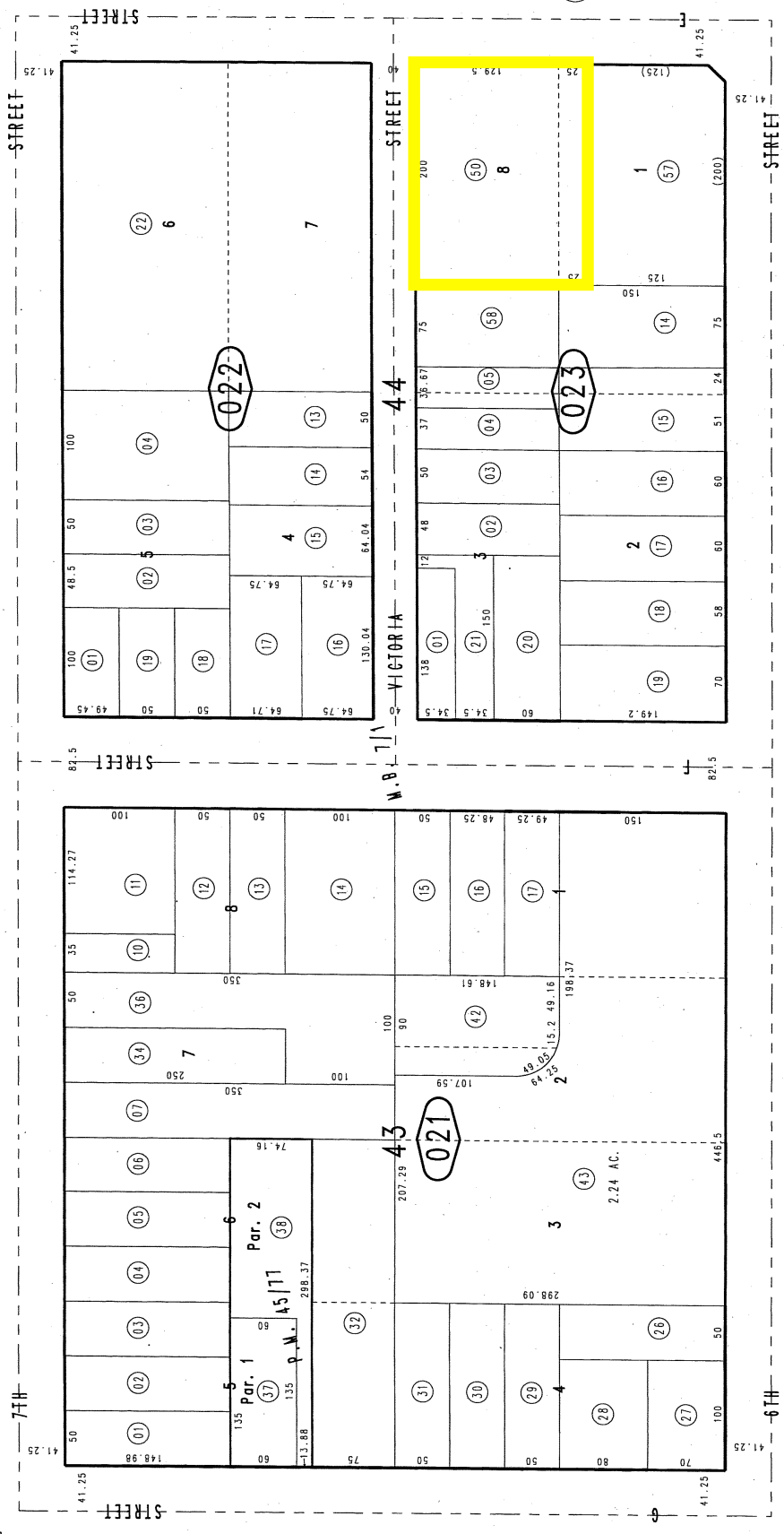
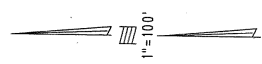
City of San Bernardino
Tax Rate Area
7006

Ptn. City of San Bernardino
M.B. 7/1

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



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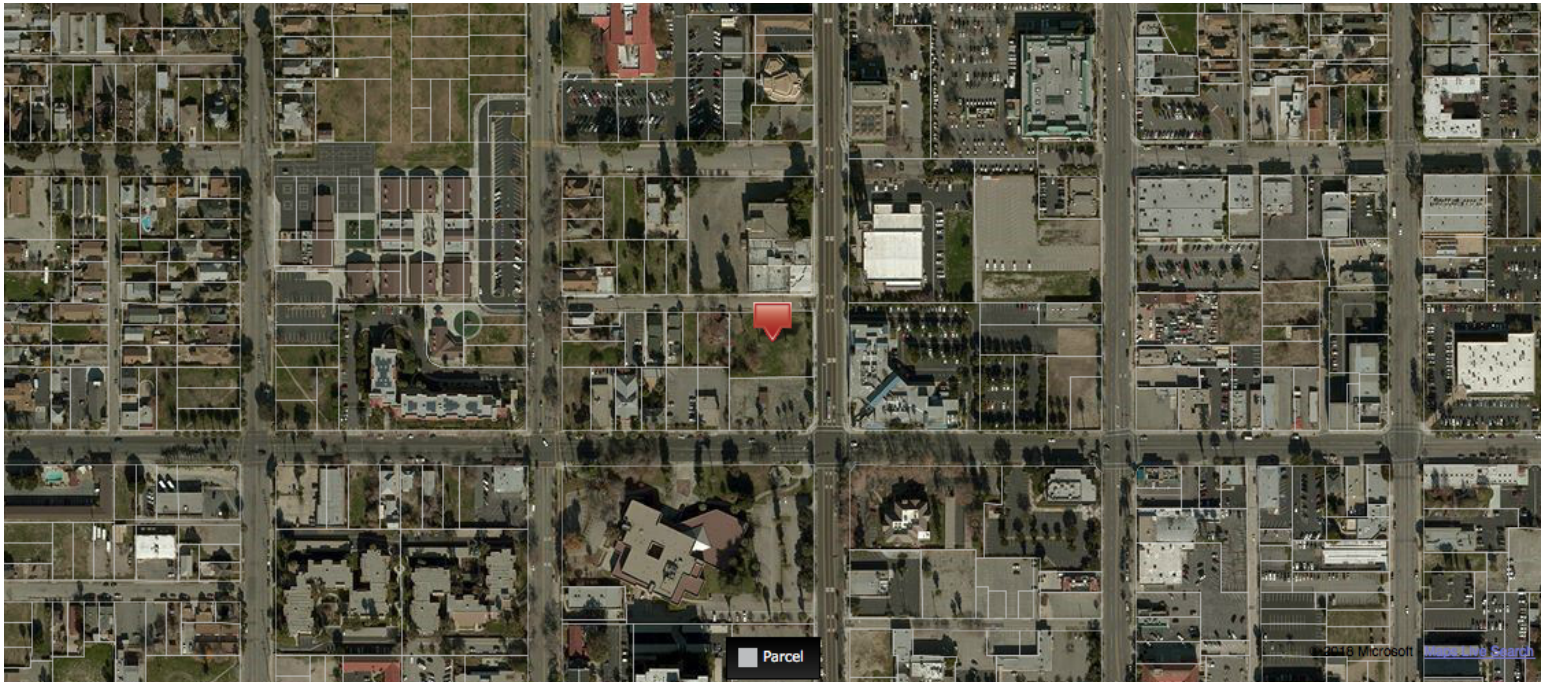
REVISED
10/13/11 LH
05/17/12 LH
AUG 9 2012

Assessor's Map
Book 0134 Page 02
San Bernardino County

Parcel Map No. 5054, P.M. 45/77

December 2004

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480 N. D St, San Bernardino, CA 92401



Comparable Sale #2

- Property Profile
- Assessor's Parcel Map
- Aerial

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540 N Arrowhead Ave, San Bernardino, CA 92401, San Bernardino County



| | | | |
|-------|------------|-------------|----------------|
| N/A | N/A | 6,000 | \$180,000 |
| Beds | Bldg Sq Ft | Lot Sq Ft | MLS Sale Price |
| N/A | N/A | VCNT LND-NE | 07/09/2015 |
| Baths | Yr Built | Type | MLS Sale Date |

Owner Information

| | | | |
|---------------------------|--------------------------------|--------------------|--------------|
| Owner Name: | 540 Arrowhead Ave LLC | Tax Billing Zip: | 91403 |
| Mail Owner Name: | 540 Arrowhead Ave LLC | Tax Billing Zip+4: | 3600 |
| Tax Billing Address: | 14622 Ventura Blvd #400 | Owner Occupied: | No |
| Tax Billing City & State: | Sherman Oaks, CA | | |

Location Information

| | | | |
|-----------------------------|-----------------------------|--------------------|-------------------|
| Zip Code: | 92401 | Census Tract: | 57.01 |
| Carrier Route: | C010 | Topography: | Flat/Level |
| School District: | San Bernardino | Neighborhood Code: | 092-092 |
| Comm College District Code: | San Bernardino Vly J | | |

Tax Information

| | | | |
|---------------------|--|-----------------|-----------------------------|
| APN : | 0135-081-11-0000 | Lot: | 1 |
| Tax Area: | 7006 | Block: | 35 |
| Tax Appraisal Area: | 12 | Water Tax Dist: | San Bernardino Vly J |
| Legal Description: | C1TY S 40 FT N 80 FT LOT 1 BLK 35 | | |

Assessment & Tax

| Assessment Year | 2017 | 2016 | 2015 |
|--------------------------|----------|----------|----------|
| Assessed Value - Total | \$35,190 | \$34,500 | \$31,306 |
| Assessed Value - Land | \$35,190 | \$34,500 | \$31,306 |
| YOY Assessed Change (\$) | \$690 | \$3,194 | |
| YOY Assessed Change (%) | 2% | 10.2% | |

| Tax Year | Total Tax | Change (\$) | Change (%) |
|----------|-----------|-------------|------------|
| 2015 | \$415 | | |
| 2016 | \$590 | \$176 | 42.32% |
| 2017 | \$1,064 | \$473 | 80.19% |

| Special Assessment | Tax Amount |
|------------------------------|------------|
| S B City Weed Abatement | \$455.30 |
| Sbcofire Fp-5 City Sbnndo | \$152.98 |
| Sb Valley Muni Wtr Dbt Svc | \$53.66 |
| School Bonds | \$35.43 |
| San Bdno Comm College Bond | \$13.23 |
| Co Ventor Control | \$1.30 |
| Total Of Special Assessments | \$711.90 |

Characteristics

| | | | |
|---------------------|--------------------------|------------|-----------------------|
| County Land Use: | Vacant Land | Lot Acres: | 0.1377 |
| Universal Land Use: | Vacant Land (NEC) | Lot Area: | 6,000 |
| Lot Frontage: | 40 | Water: | Public |
| Lot Depth: | 150 | Sewer: | Public Service |

Listing Information

Courtesy of LARA FERNANDEZ, KELLER WILLIAMS REALTY, California Regional MLS

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Property Detail

Generated on 06/16/2018

Page 1 of 2

MLS Listing Number: **P824456**
 MLS Status: **Closed**
 MLS Area: **274 - SAN BERNARDINO**
 MLS Status Change Date: **07/09/2015**
 MLS Current List Price: **\$235,000**

MLS Original List Price: **\$350,000**
 Closing Date: **07/09/2015**
 MLS Sale Price : **\$180,000**
 MLS Listing Agent: **Wstolrob-Rob Stoll**
 MLS Listing Broker: **4-STAR, REALTORS**

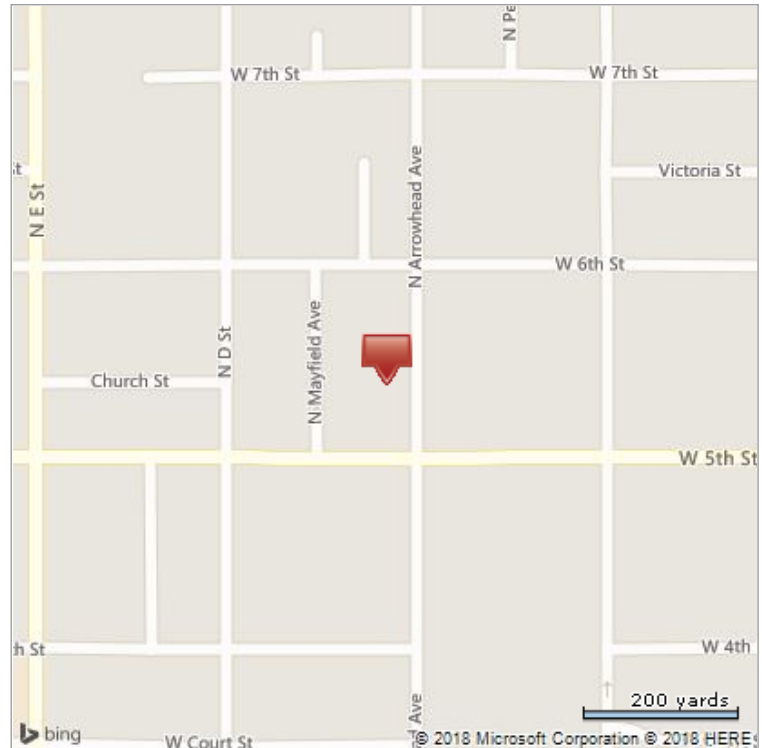
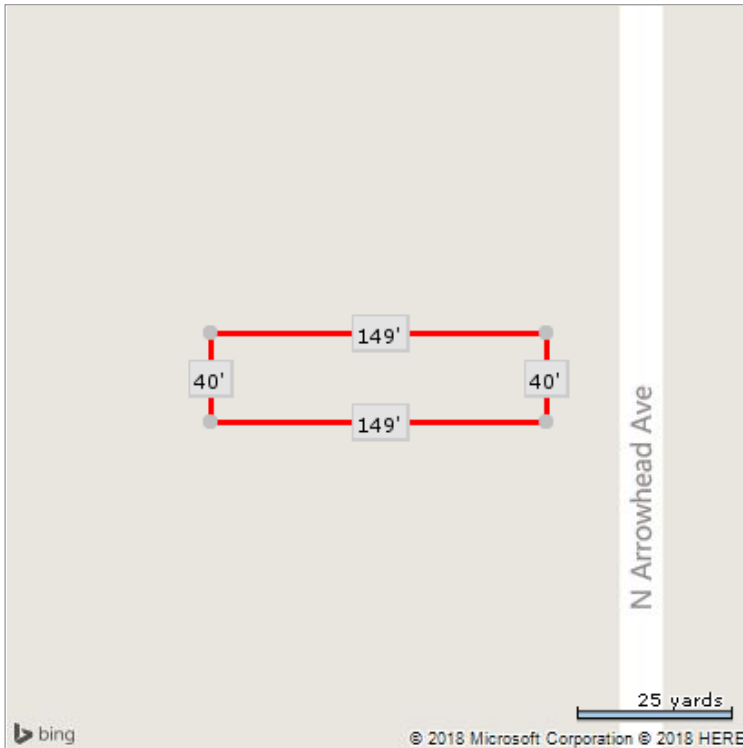
Last Market Sale & Sales History

Recording Date: **07/07/2015** Sale Type: **Full**
 Sale Date: **Tax: 03/19/2015 MLS: 07/09/2015** Deed Type: **Grant Deed**
 Sale Price: **\$180,000** Owner Name: **540 Arrowhead Ave LLC**
 Multi/Split Sale: **Multiple** Seller: **Stoll Family Trust**
 Document Number: **284927**

| | | | | | |
|------------------------|-----------------------|--------------------|--------------------------|-----------------------------------|---------------------------------------|
| Recording Date | 07/07/2015 | 08/08/2013 | 04/01/2003 | 01/13/1999 | 12/18/1998 |
| Sale Date | 03/19/2015 | 02/14/2013 | 03/27/2003 | | |
| Sale Price | \$180,000 | | | | |
| Nominal | | Y | Y | Y | |
| Buyer Name | 540 Arrowhead Ave LLC | Stoll Family Trust | Stoll Trust | Stoll Barbara L & Alfred Trustees | Stoll Alfred W |
| Seller Name | Stoll Family Trust | Tahitti Group | Stoll Trust | Stoll Barbara L | Meyer Irene P & Stoll Alfred W Truste |
| Document Number | 284927 | 351494 | 214391 | 12978 | 538036 |
| Document Type | Grant Deed | Quit Claim Deed | Trustee's Deed(Transfer) | Quit Claim Deed | Affidavit |

| | | | |
|------------------------|----------------|-----------------|---------------------------------|
| Recording Date | 12/11/1995 | 12/11/1995 | 11/15/1994 |
| Sale Date | | | |
| Sale Price | | | |
| Nominal | | | |
| Buyer Name | Meyer Irene P | Meyer Irene P | Stoll Alfred W |
| Seller Name | Stoll Alfred W | Stoll Alfred W | Meyer Irene P & Stoll Alfrred W |
| Document Number | 423224 | 423218 | 459616 |
| Document Type | Grant Deed | Quit Claim Deed | Quit Claim Deed |

Property Map



*Lot Dimensions are Estimated

Courtesy of LARA FERNANDEZ, KELLER WILLIAMS REALTY, California Regional MLS

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Property Detail

534 N Arrowhead Ave, San Bernardino, CA 92401, San Bernardino County



| | | | |
|-------|------------|-------------|------------|
| N/A | N/A | 6,000 | \$180,000 |
| Beds | Bldg Sq Ft | Lot Sq Ft | Sale Price |
| N/A | N/A | VCNT LND-NE | 03/19/2015 |
| Baths | Yr Built | Type | Sale Date |

Owner Information

| | | | |
|---------------------------|--------------------------------|--------------------|--------------|
| Owner Name: | 540 Arrowhead Ave LLC | Tax Billing Zip: | 91403 |
| Mail Owner Name: | 540 Arrowhead Ave LLC | Tax Billing Zip+4: | 3600 |
| Tax Billing Address: | 14622 Ventura Blvd #400 | Owner Occupied: | No |
| Tax Billing City & State: | Sherman Oaks, CA | | |

Location Information

| | | | |
|-----------------------------|-----------------------------|--------------------|-------------------|
| Zip Code: | 92401 | Census Tract: | 57.01 |
| Carrier Route: | C010 | Topography: | Flat/Level |
| School District: | San Bernardino | Neighborhood Code: | 092-092 |
| Comm College District Code: | San Bernardino Vly J | | |

Tax Information

| | | | |
|---------------------|---|-----------------|-----------------------------|
| APN : | 0135-081-12-0000 | Lot: | 1 |
| Tax Area: | 7006 | Block: | 35 |
| Tax Appraisal Area: | 12 | Water Tax Dist: | San Bernardino Vly J |
| Legal Description: | C1TY S 40 FT N 120 FT LOT 1 BLK 35 | | |

Assessment & Tax

| Assessment Year | 2017 | 2016 | 2015 |
|--------------------------|----------|----------|----------|
| Assessed Value - Total | \$35,190 | \$34,500 | \$31,306 |
| Assessed Value - Land | \$35,190 | \$34,500 | \$31,306 |
| YOY Assessed Change (\$) | \$690 | \$3,194 | |
| YOY Assessed Change (%) | 2% | 10.2% | |

| Tax Year | Total Tax | Change (\$) | Change (%) |
|----------|-----------|-------------|------------|
| 2015 | \$415 | | |
| 2016 | \$590 | \$176 | 42.32% |
| 2017 | \$1,064 | \$473 | 80.19% |

| Special Assessment | Tax Amount |
|------------------------------|------------|
| S B City Weed Abatement | \$455.30 |
| Sbcofire Fp-5 City Sbnndo | \$152.98 |
| Sb Valley Muni Wtr Dbt Svc | \$53.66 |
| School Bonds | \$35.43 |
| San Bdno Comm College Bond | \$13.23 |
| Co Ventor Control | \$1.30 |
| Total Of Special Assessments | \$711.90 |

Characteristics

| | | | |
|---------------------|--------------------------|------------|-----------------------|
| County Land Use: | Vacant Land | Lot Acres: | 0.1377 |
| Universal Land Use: | Vacant Land (NEC) | Lot Area: | 6,000 |
| Lot Frontage: | 40 | Water: | Public |
| Lot Depth: | 150 | Sewer: | Public Service |

Last Market Sale & Sales History

Courtesy of LARA FERNANDEZ, KELLER WILLIAMS REALTY, California Regional MLS

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Property Detail

Generated on 06/16/2018

Page 1 of 2

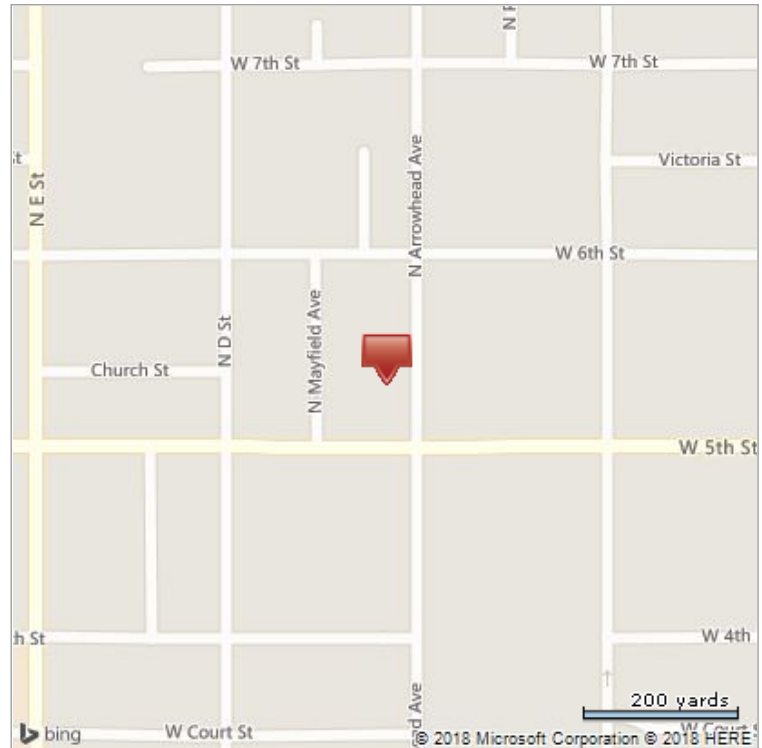
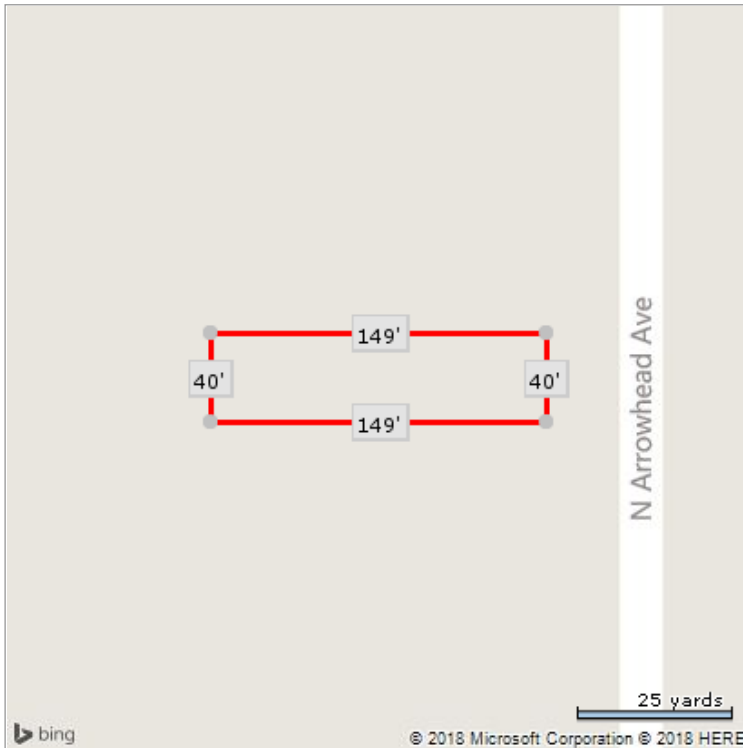
Recording Date: **07/07/2015**
 Sale Date: **03/19/2015**
 Sale Price: **\$180,000**
 Multi/Split Sale: **Multi**
 Document Number: **284927**

Sale Type: **Full**
 Deed Type: **Grant Deed**
 Owner Name: **540 Arrowhead Ave LLC**
 Seller: **Stoll Family Trust**

| | | | | | |
|------------------------|-----------------------|--------------------|--------------------------|-----------------------------------|---------------------------------------|
| Recording Date | 07/07/2015 | 08/08/2013 | 04/01/2003 | 01/13/1999 | 12/18/1998 |
| Sale Date | 03/19/2015 | 02/14/2013 | 03/27/2003 | | |
| Sale Price | \$180,000 | | | | |
| Nominal | | Y | Y | Y | |
| Buyer Name | 540 Arrowhead Ave LLC | Stoll Family Trust | Stoll Trust | Stoll Barbara L & Alfred Trustees | Stoll Alfred W |
| Seller Name | Stoll Family Trust | Tahitti Group | Stoll Trust | Stoll Barbara L | Meyer Irene P & Stoll Alfred W Truste |
| Document Number | 284927 | 351494 | 214391 | 12979 | 538037 |
| Document Type | Grant Deed | Quit Claim Deed | Trustee's Deed(Transfer) | Quit Claim Deed | Affidavit |

| | | | |
|------------------------|----------------|-----------------|--------------------------|
| Recording Date | 12/11/1995 | 12/11/1995 | 11/15/1994 |
| Sale Date | | | |
| Sale Price | | | |
| Nominal | | | |
| Buyer Name | Meyer Irene P | Meyer Irene P | Stoll Alfred W |
| Seller Name | Stoll Alfred W | Stoll Alfred W | Meyer Irene P & Alfred W |
| Document Number | 423225 | 423219 | 459616 |
| Document Type | Grant Deed | Quit Claim Deed | Quit Claim Deed |

Property Map



*Lot Dimensions are Estimated

Courtesy of LARA FERNANDEZ, KELLER WILLIAMS REALTY, California Regional MLS

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Property Detail

Generated on 06/16/2018

Page 2 of 2

524 N Arrowhead Ave, San Bernardino, CA 92401, San Bernardino County



| | | | |
|--------------|-------------------|------------------|-------------------|
| N/A | N/A | 5,467 | \$180,000 |
| Beds | Bldg Sq Ft | Lot Sq Ft | Sale Price |
| N/A | N/A | VCNT LND-NE | 03/19/2015 |
| Baths | Yr Built | Type | Sale Date |

Owner Information

| | | | |
|---------------------------|--------------------------------|--------------------|--------------|
| Owner Name: | 540 Arrowhead Ave LLC | Tax Billing Zip: | 91403 |
| Mail Owner Name: | 540 Arrowhead Ave LLC | Tax Billing Zip+4: | 3600 |
| Tax Billing Address: | 14622 Ventura Blvd #400 | Owner Occupied: | No |
| Tax Billing City & State: | Sherman Oaks, CA | | |

Location Information

| | | | |
|-----------------------------|-----------------------------|--------------------|-------------------|
| Zip Code: | 92401 | Census Tract: | 57.01 |
| Carrier Route: | C010 | Topography: | Flat/Level |
| School District: | San Bernardino | Neighborhood Code: | 092-092 |
| Comm College District Code: | San Bernardino Vly J | | |

Tax Information

| | | | |
|---------------------|---|-----------------|-----------------------------|
| APN : | 0135-081-13-0000 | Lot: | 1 |
| Tax Area: | 7006 | Block: | 35 |
| Tax Appraisal Area: | 12 | Water Tax Dist: | San Bernardino Vly J |
| Legal Description: | C1TY BEG 140 FT N OF SE COR LOT 1 BLK 35 N 39.78 FT W 149.7 FT S 29.78 FT E 50 FT S 10 FT E 99.7 FT TO POB | | |

Assessment & Tax

| Assessment Year | 2017 | 2016 | 2015 |
|--------------------------|----------|----------|----------|
| Assessed Value - Total | \$31,620 | \$31,000 | \$28,698 |
| Assessed Value - Land | \$31,620 | \$31,000 | \$28,698 |
| YOY Assessed Change (\$) | \$620 | \$2,302 | |
| YOY Assessed Change (%) | 2% | 8.02% | |

| Tax Year | Total Tax | Change (\$) | Change (%) |
|----------|-----------|-------------|------------|
| 2015 | \$380 | | |
| 2016 | \$546 | \$165 | 43.46% |
| 2017 | \$562 | \$17 | 3.07% |

| Special Assessment | Tax Amount |
|------------------------------|------------|
| Sbcofire Fp-5 City Sbnndo | \$152.98 |
| Sb Valley Muni Wtr Dbt Svc | \$48.22 |
| School Bonds | \$31.84 |
| San Bdno Comm College Bond | \$11.88 |
| Co Ventor Control | \$1.30 |
| Total Of Special Assessments | \$246.22 |

Characteristics

| | | | |
|---------------------|--------------------------|-----------|-----------------------|
| County Land Use: | Vacant Land | Lot Area: | 5,467 |
| Universal Land Use: | Vacant Land (NEC) | Water: | Public |
| Lot Acres: | 0.126 | Sewer: | Public Service |

Last Market Sale & Sales History

| | | | |
|-----------------|-------------------|------------|-------------|
| Recording Date: | 07/07/2015 | Sale Type: | Full |
|-----------------|-------------------|------------|-------------|

Courtesy of LARA FERNANDEZ, KELLER WILLIAMS REALTY, California Regional MLS

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Property Detail

Generated on 06/16/2018

Page 1 of 2

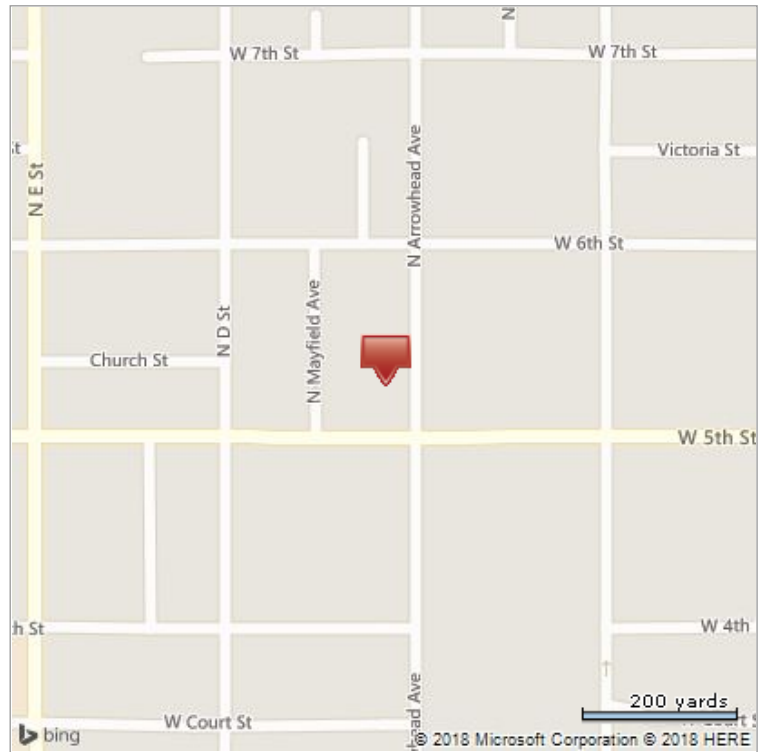
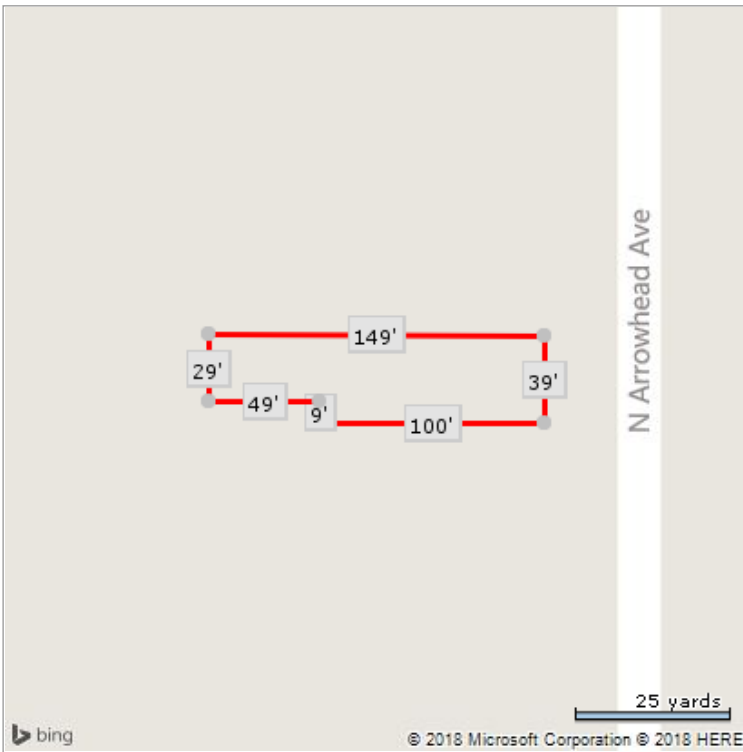
Sale Date: **03/19/2015**
 Sale Price: **\$180,000**
 Multi/Split Sale: **Multi**
 Document Number: **284927**

Deed Type: **Grant Deed**
 Owner Name: **540 Arrowhead Ave LLC**
 Seller: **Stoll Family Trust**

| | | | | | |
|------------------------|--|-----------------|--------------------------|-----------------------------------|---------------------------------------|
| Recording Date | 07/07/2015 | 08/08/2013 | 04/01/2003 | 01/13/1999 | 12/18/1998 |
| Sale Date | 03/19/2015 | 02/14/2013 | 03/27/2003 | | |
| Sale Price | \$180,000 | | | | |
| Nominal | | Y | Y | Y | |
| Buyer Name | 540 Arrowhead Ave LLC Stoll Family Trust | Stoll Trust | Stoll Trust | Stoll Barbara L & Alfred Trustees | Stoll Alfred W |
| Seller Name | Stoll Family Trust | Tahitti Group | Stoll Trust | Stoll Barbara L | Meyer Irene P & Stoll Alfred W Truste |
| Document Number | 284927 | 351494 | 214391 | 12980 | 538038 |
| Document Type | Grant Deed | Quit Claim Deed | Trustee's Deed(Transfer) | Quit Claim Deed | Affidavit |

| | | | |
|------------------------|----------------|----------------|-----------------|
| Recording Date | 12/11/1995 | 12/11/1995 | 12/11/1995 |
| Sale Date | | | |
| Sale Price | | | |
| Nominal | | | |
| Buyer Name | Meyer Irene P | Meyer Irene P | Meyer Irene P |
| Seller Name | Stoll Alfred W | Stoll Alfred W | Stoll Alfred W |
| Document Number | 423229 | 423226 | 423220 |
| Document Type | Grant Deed | Grant Deed | Quit Claim Deed |

Property Map



*Lot Dimensions are Estimated

Courtesy of LARA FERNANDEZ, KELLER WILLIAMS REALTY, California Regional MLS

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Property Detail

Generated on 06/16/2018

Page 2 of 2

514 N Arrowhead Ave, San Bernardino, CA 92401, San Bernardino County



| | | | |
|--------------|-------------------|------------------|-------------------|
| N/A | N/A | 7,000 | \$180,000 |
| Beds | Bldg Sq Ft | Lot Sq Ft | Sale Price |
| N/A | N/A | VCNT LND-NE | 03/19/2015 |
| Baths | Yr Built | Type | Sale Date |

Owner Information

| | | | |
|---------------------------|--------------------------------|--------------------|--------------|
| Owner Name: | 540 Arrowhead Ave LLC | Tax Billing Zip: | 91403 |
| Mail Owner Name: | 540 Arrowhead Ave LLC | Tax Billing Zip+4: | 3600 |
| Tax Billing Address: | 14622 Ventura Blvd #400 | Owner Occupied: | No |
| Tax Billing City & State: | Sherman Oaks, CA | | |

Location Information

| | | | |
|-----------------------------|-----------------------------|--------------------|-------------------|
| Zip Code: | 92401 | Census Tract: | 57.01 |
| Carrier Route: | C010 | Topography: | Flat/Level |
| School District: | San Bernardino | Neighborhood Code: | 092-092 |
| Comm College District Code: | San Bernardino Vly J | | |

Tax Information

| | | | |
|---------------------|--|-----------------|-----------------------------|
| APN : | 0135-081-14-0000 | Lot: | 1 |
| Tax Area: | 7006 | Block: | 35 |
| Tax Appraisal Area: | 12 | Water Tax Dist: | San Bernardino Vly J |
| Legal Description: | C1TY E 50 FT S 140 LOT 1 BLK 35 | | |

Assessment & Tax

| Assessment Year | 2017 | 2016 | 2015 |
|--------------------------|----------|----------|----------|
| Assessed Value - Total | \$40,800 | \$40,000 | \$36,522 |
| Assessed Value - Land | \$40,800 | \$40,000 | \$36,522 |
| YOY Assessed Change (\$) | \$800 | \$3,478 | |
| YOY Assessed Change (%) | 2% | 9.52% | |

| Tax Year | Total Tax | Change (\$) | Change (%) |
|----------|-----------|-------------|------------|
| 2015 | \$484 | | |
| 2016 | \$661 | \$177 | 36.57% |
| 2017 | \$1,136 | \$476 | 71.99% |

| Special Assessment | Tax Amount |
|------------------------------|------------|
| S B City Weed Abatement | \$455.30 |
| Sbcofire Fp-5 City Sbnndo | \$152.98 |
| Sb Valley Muni Wtr Dbt Svc | \$62.22 |
| School Bonds | \$41.08 |
| San Bdno Comm College Bond | \$15.34 |
| Co Ventor Control | \$1.30 |
| Total Of Special Assessments | \$728.22 |

Characteristics

| | | | |
|---------------------|--------------------------|------------|-----------------------|
| County Land Use: | Vacant Land | Lot Acres: | 0.161 |
| Universal Land Use: | Vacant Land (NEC) | Lot Area: | 7,000 |
| Lot Frontage: | 50 | Water: | Public |
| Lot Depth: | 140 | Sewer: | Public Service |

Last Market Sale & Sales History

Courtesy of LARA FERNANDEZ, KELLER WILLIAMS REALTY, California Regional MLS

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Property Detail

Generated on 06/16/2018

Page 1 of 2

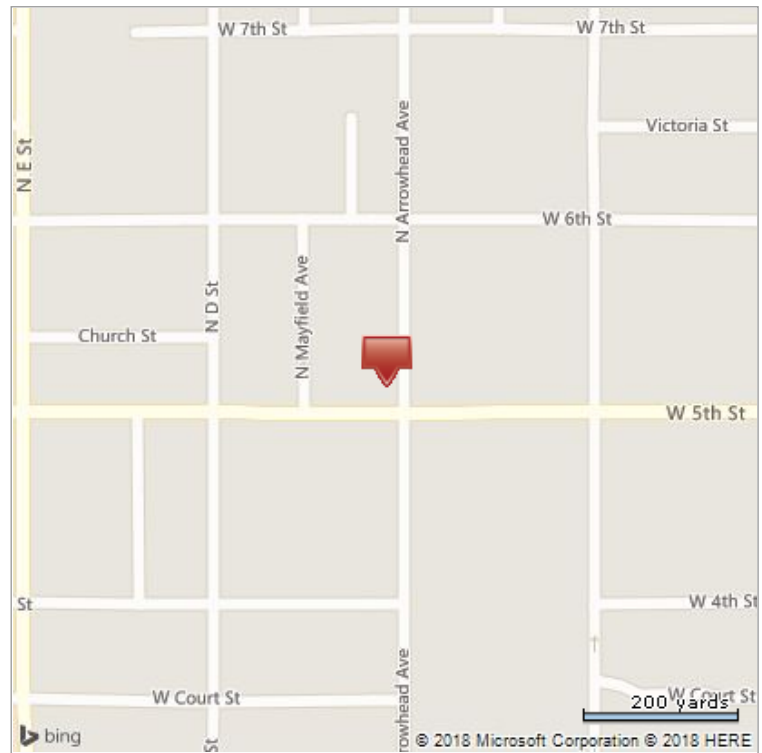
Recording Date: **07/07/2015**
 Sale Date: **03/19/2015**
 Sale Price: **\$180,000**
 Multi/Split Sale: **Multi**
 Document Number: **284927**

Sale Type: **Full**
 Deed Type: **Grant Deed**
 Owner Name: **540 Arrowhead Ave LLC**
 Seller: **Stoll Family Trust**

| | | | | | |
|------------------------|-----------------------|--------------------|--------------------------|-----------------------------------|---------------------------------------|
| Recording Date | 07/07/2015 | 08/08/2013 | 04/01/2003 | 01/13/1999 | 12/18/1998 |
| Sale Date | 03/19/2015 | 02/14/2013 | 03/27/2003 | | |
| Sale Price | \$180,000 | | | | |
| Nominal | | Y | Y | Y | |
| Buyer Name | 540 Arrowhead Ave LLC | Stoll Family Trust | Stoll Trust | Stoll Barbara L & Alfred Trustees | Stoll Alfred W |
| Seller Name | Stoll Family Trust | Tahitti Group | Stoll Trust | Stoll Barbara L | Meyer Irene P & Stoll Alfred W Truste |
| Document Number | 284927 | 351494 | 214391 | 12982 | 538039 |
| Document Type | Grant Deed | Quit Claim Deed | Trustee's Deed(Transfer) | Quit Claim Deed | Affidavit |

| | | | |
|------------------------|----------------|-----------------|-----------------|
| Recording Date | 12/11/1995 | 12/11/1995 | 11/15/1994 |
| Sale Date | | | |
| Sale Price | | | |
| Nominal | | | |
| Buyer Name | Meyer Irene P | Meyer Irene P | Stoll Alfred W |
| Seller Name | Stoll Alfred W | Stoll Alfred W | Meyer Irene P |
| Document Number | 423227 | 423221 | 459616 |
| Document Type | Grant Deed | Quit Claim Deed | Quit Claim Deed |

Property Map



*Lot Dimensions are Estimated

Courtesy of LARA FERNANDEZ, KELLER WILLIAMS REALTY, California Regional MLS

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Property Detail

Generated on 06/16/2018

Page 2 of 2

0135-081-15-0000, CA, San Bernardino County



| | | | |
|-------|------------|-------------|------------|
| N/A | N/A | 7,000 | \$180,000 |
| Beds | Bldg Sq Ft | Lot Sq Ft | Sale Price |
| N/A | N/A | VCNT LND-NE | 03/19/2015 |
| Baths | Yr Built | Type | Sale Date |

Owner Information

| | | | |
|----------------------|--------------------------------|---------------------------|-------------------------|
| Owner Name: | 540 Arrowhead Ave LLC | Tax Billing City & State: | Sherman Oaks, CA |
| Mail Owner Name: | 540 Arrowhead Ave LLC | Tax Billing Zip: | 91403 |
| Tax Billing Address: | 14622 Ventura Blvd #400 | Tax Billing Zip+4: | 3600 |

Location Information

| | | | |
|-----------------------------|-----------------------------|--------------------|-------------------|
| School District: | San Bernardino | Topography: | Flat/Level |
| Comm College District Code: | San Bernardino Vly J | Neighborhood Code: | 092-092 |
| Census Tract: | 57.01 | | |

Tax Information

| | | | |
|---------------------|--|-----------------|-----------------------------|
| APN : | 0135-081-15-0000 | Lot: | 1 |
| Tax Area: | 7006 | Block: | 35 |
| Tax Appraisal Area: | 12 | Water Tax Dist: | San Bernardino Vly J |
| Legal Description: | C1TY W 50 FT E 100 FT S 140 FT LOT 1 BLK 35 | | |

Assessment & Tax

| Assessment Year | 2017 | 2016 | 2015 |
|--------------------------|----------|----------|----------|
| Assessed Value - Total | \$40,800 | \$40,000 | \$36,522 |
| Assessed Value - Land | \$40,800 | \$40,000 | \$36,522 |
| YOY Assessed Change (\$) | \$800 | \$3,478 | |
| YOY Assessed Change (%) | 2% | 9.52% | |

| Tax Year | Total Tax | Change (\$) | Change (%) |
|----------|-----------|-------------|------------|
| 2015 | \$484 | | |
| 2016 | \$661 | \$177 | 36.57% |
| 2017 | \$1,136 | \$476 | 71.99% |

| Special Assessment | Tax Amount |
|------------------------------|------------|
| S B City Weed Abatement | \$455.30 |
| Sbcofire Fp-5 City Sbnndo | \$152.98 |
| Sb Valley Muni Wtr Dbt Svc | \$62.22 |
| School Bonds | \$41.08 |
| San Bdno Comm College Bond | \$15.34 |
| Co Vantor Control | \$1.30 |
| Total Of Special Assessments | \$728.22 |

Characteristics

| | | | |
|---------------------|--------------------------|-----------|-----------------------|
| County Land Use: | Vacant Land | Lot Area: | 7,000 |
| Universal Land Use: | Vacant Land (NEC) | Water: | Public |
| Lot Acres: | 0.161 | Sewer: | Public Service |

Last Market Sale & Sales History

| | | | |
|-----------------|-------------------|-------------|------------------------------|
| Recording Date: | 07/07/2015 | Sale Type: | Full |
| Sale Date: | 03/19/2015 | Deed Type: | Grant Deed |
| Sale Price: | \$180,000 | Owner Name: | 540 Arrowhead Ave LLC |

Courtesy of LARA FERNANDEZ, KELLER WILLIAMS REALTY, California Regional MLS

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Property Detail

Generated on 06/16/2018

Page 1 of 2

Multi/Split Sale:
Document Number:

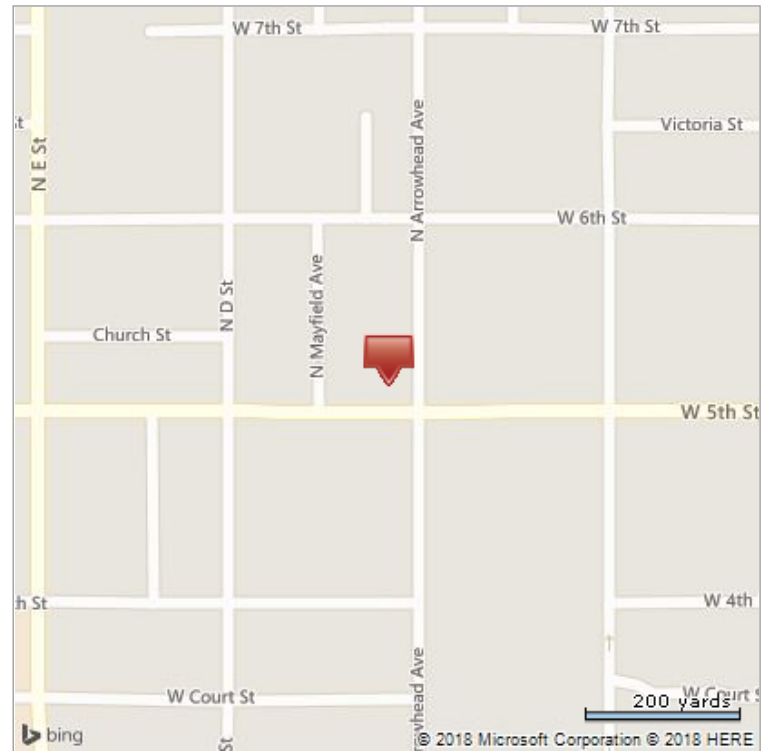
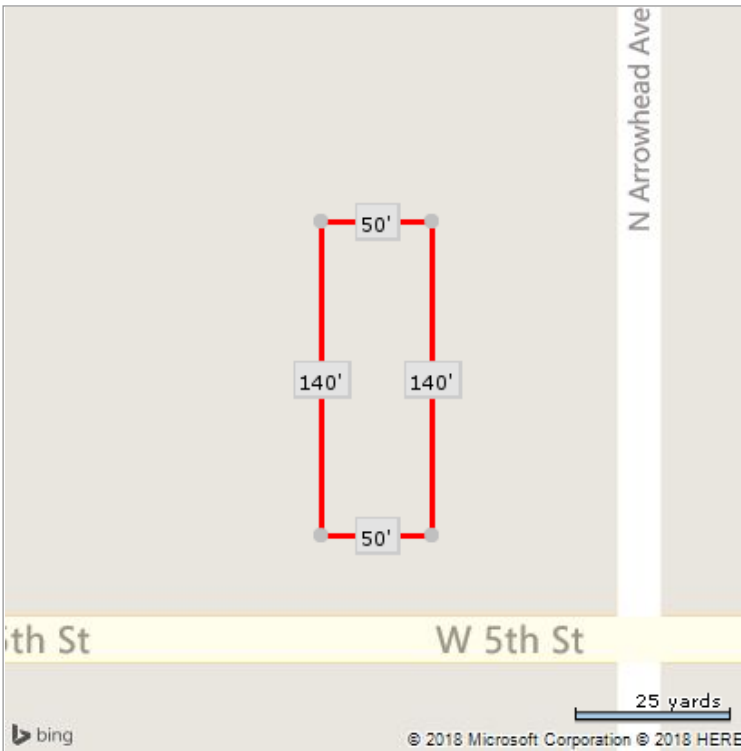
Multi
284927

Seller:

Stoll Family Trust

| | | | | | |
|------------------------|-----------------------|--------------------|--------------------------------|-----------------------------------|--|
| Recording Date | 07/07/2015 | 08/08/2013 | 04/01/2003 | 01/13/1999 | 12/18/1998 |
| Sale Date | 03/19/2015 | 02/14/2013 | 03/27/2003 | | |
| Sale Price | \$180,000 | | | | |
| Nominal | | Y | Y | Y | |
| Buyer Name | 540 Arrowhead Ave LLC | Stoll Family Trust | Stoll Trust | Stoll Barbara L & Alfred Trustees | Stoll Alfred W |
| Seller Name | Stoll Family Trust | Tahitti Group | Stoll Trust | Stoll Barbara L | Meyer Irene P & Stoll Alfred W Trustee |
| Document Number | 284927 | 351494 | 214391 | 12981 | 538040 |
| Document Type | Grant Deed | Quit Claim Deed | Trustee's Deed(Transfer) | Quit Claim Deed | Affidavit |
| Recording Date | 12/11/1995 | 12/11/1995 | 10/24/1991 | | |
| Sale Date | | | 10/1991 | | |
| Sale Price | | | | | |
| Nominal | | | Y | | |
| Buyer Name | Meyer Irene P | Meyer Irene P | Meyer Irene P & Stoll Alfred W | | |
| Seller Name | | | Meyer Irene Poppett | | |
| Document Number | 423228 | 423222 | 405773 | | |
| Document Type | Grant Deed | Quit Claim Deed | Grant Deed | | |

Property Map



*Lot Dimensions are Estimated

Courtesy of LARA FERNANDEZ, KELLER WILLIAMS REALTY, California Regional MLS

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Property Detail

Generated on 06/16/2018

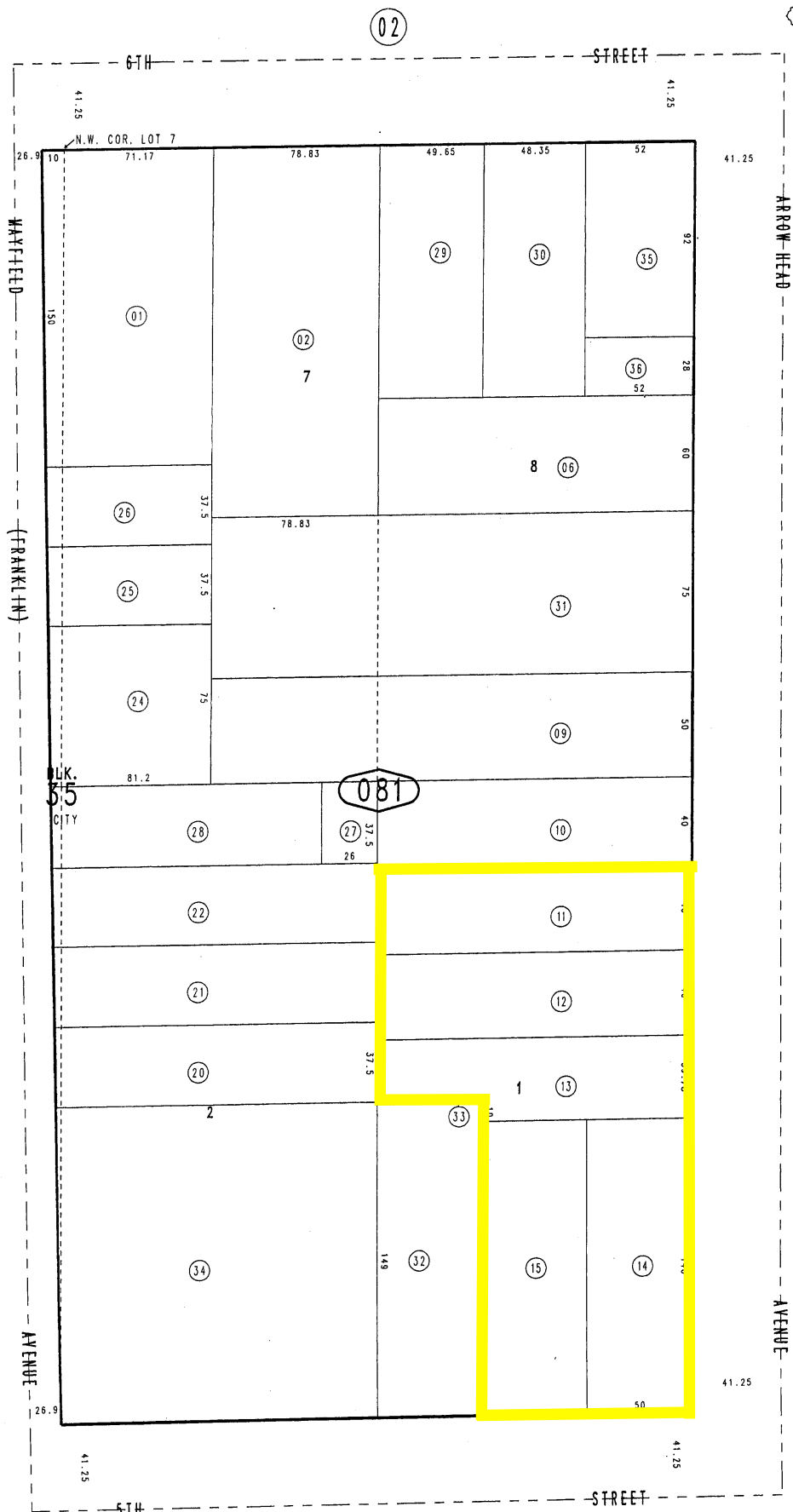
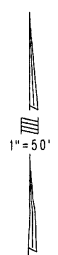
Page 2 of 2

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



Ptn. City of San Bernardino
M.B. 7/1

City of San Bernardino 0135 - 08
Tax Rate Area
7006

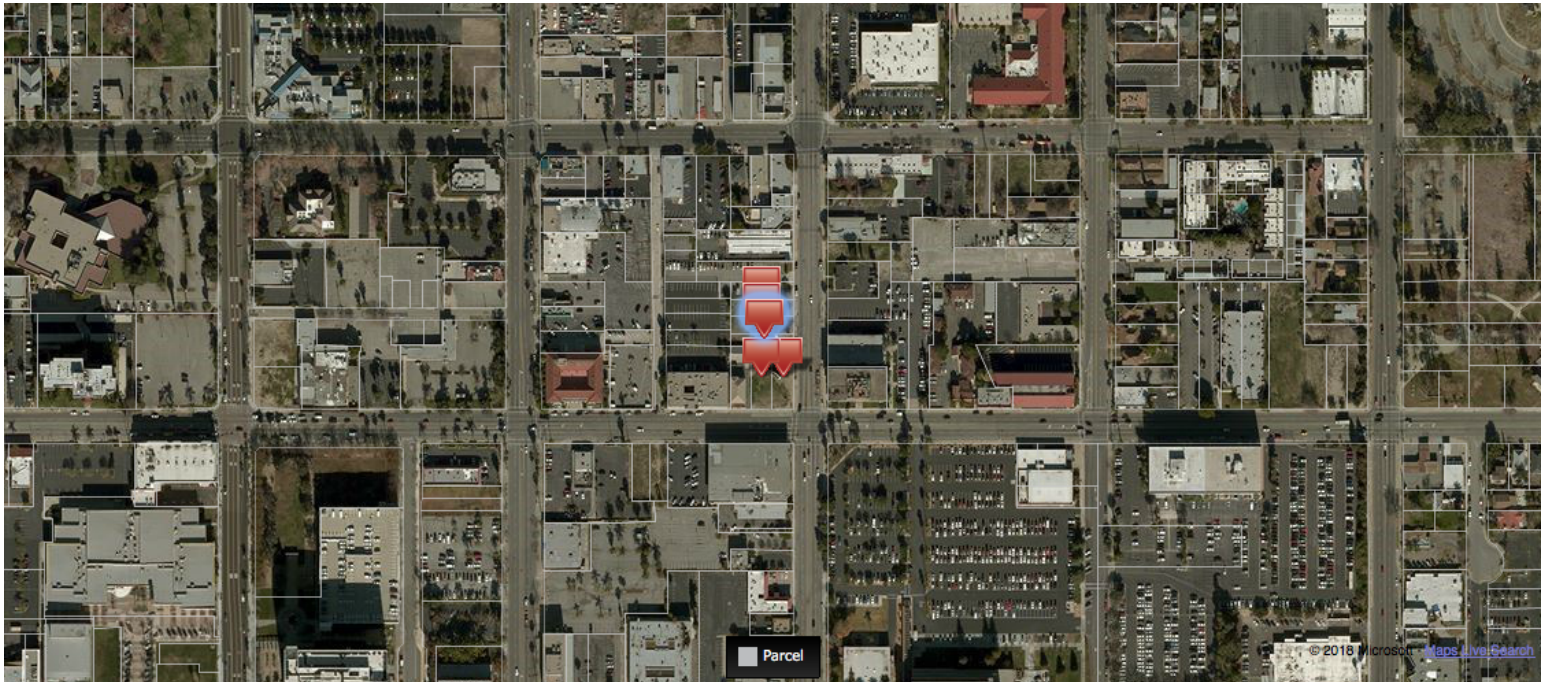


January 2005

Assessor's Map
Book 0135 Page 08
San Bernardino County

APR 05 2005
REVISED

480 N. D St, San Bernardino, CA 92401



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CA DRE# #01456022

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480 N. D St, San Bernardino, CA 92401



Comparable Sale #3

- Property Profile
- Assessor's Parcel Map
- Aerial

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763 W 6th St, San Bernardino, CA 92410, San Bernardino County



| | | | |
|-------|------------|-------------|----------------|
| N/A | N/A | 6,500 | \$30,000 |
| Beds | Bldg Sq Ft | Lot Sq Ft | MLS Sale Price |
| N/A | N/A | VCNT LND-NE | 12/15/2017 |
| Baths | Yr Built | Type | MLS Sale Date |

Owner Information

| | | | |
|----------------------|-------------------------------|---------------------------|---------------------------|
| Owner Name: | Biskay Investments LLC | Tax Billing City & State: | San Bernardino, CA |
| Mail Owner Name: | Biskay Investments LLC | Tax Billing Zip: | 92410 |
| Tax Billing Address: | 763 W 6th St | Owner Occupied: | Yes |

Location Information

| | | | |
|-----------------------------|-----------------------------|--------------------|-------------------|
| Zip Code: | 92410 | Census Tract: | 57.01 |
| Carrier Route: | C008 | Topography: | Flat/Level |
| School District: | San Bernardino | Neighborhood Code: | 092-092 |
| Comm College District Code: | San Bernardino Vly J | | |

Tax Information

| | | | |
|---------------------|--|-----------------|-----------------------------|
| APN : | 0134-053-07-0000 | Lot: | 6 |
| Tax Area: | 7006 | Water Tax Dist: | San Bernardino Vly J |
| Tax Appraisal Area: | 12 | | |
| Legal Description: | K1NGMAN AND HAMPSON SUB LOT 6 AND THAT PTN OF N 1/2 OF ALLEY VAC ADJ ON S | | |

Assessment & Tax

| Assessment Year | 2017 | 2016 | 2015 |
|--------------------------|----------|----------|----------|
| Assessed Value - Total | \$32,984 | \$32,337 | \$31,851 |
| Assessed Value - Land | \$32,984 | \$32,337 | \$31,851 |
| YOY Assessed Change (\$) | \$647 | \$486 | |
| YOY Assessed Change (%) | 2% | 1.53% | |

| Tax Year | Total Tax | Change (\$) | Change (%) |
|----------|-----------|-------------|------------|
| 2015 | \$422 | | |
| 2016 | \$563 | \$141 | 33.34% |
| 2017 | \$580 | \$17 | 3.07% |

| Special Assessment | Tax Amount |
|------------------------------|------------|
| Sbcofire Fp-5 City Sbnndo | \$152.98 |
| Sb Valley Muni Wtr Dbt Svc | \$50.30 |
| School Bonds | \$33.21 |
| San Bdno Comm College Bond | \$12.40 |
| Co Ventor Control | \$1.30 |
| Total Of Special Assessments | \$250.19 |

Characteristics

| | | | |
|---------------------|--------------------------|------------|-----------------------|
| County Land Use: | Vacant Land | Lot Acres: | 0.1492 |
| Universal Land Use: | Vacant Land (NEC) | Lot Area: | 6,500 |
| Lot Frontage: | 50 | Water: | Public |
| Lot Depth: | 130 | Sewer: | Public Service |

Listing Information

| | | | |
|---------------------|-------------------|--------------------------|-------------------|
| MLS Listing Number: | EV17160294 | MLS Original List Price: | \$34,900 |
| MLS Status: | Closed | Closing Date: | 12/15/2017 |

Courtesy of LARA FERNANDEZ, KELLER WILLIAMS REALTY, California Regional MLS

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Property Detail

Generated on 06/16/2018

Page 1 of 2

MLS Area: **274 - SAN BERNARDINO**
 MLS Status Change Date: **12/18/2017**
 MLS Current List Price: **\$34,900**

MLS Sale Price : **\$30,000**
 MLS Listing Agent: **Elarscyn-Cynthia Larson**
 MLS Listing Broker: **TARBELL, REALTORS - REDLANDS**

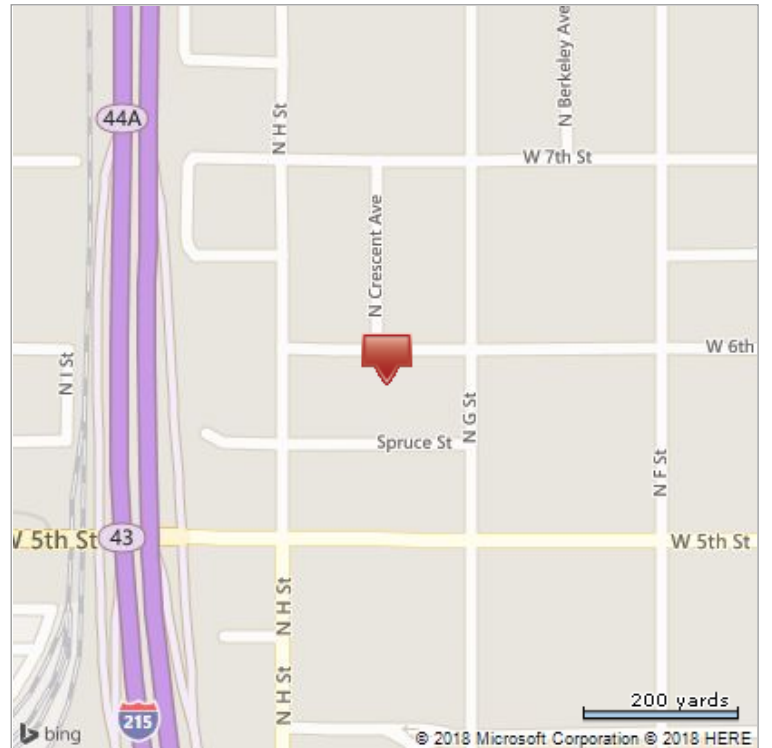
MLS Listing # Ev14019880
 MLS Status Expired
 MLS Listing Date 01/28/2014
 MLS Listing Price \$49,000
 MLS Orig Listing Price \$49,000
 MLS Listing Cancellation Date 05/27/2015

Last Market Sale & Sales History

Recording Date: **12/12/2017** Sale Type: **Full**
 Sale Date: **Tax: 12/04/2017 MLS: 12/15/2017** Deed Type: **Grant Deed**
 Sale Price: **\$30,000** Owner Name: **Biskay Investments LLC**
 Document Number: **525656** Seller: **Allen Michael Sr & B Trust**

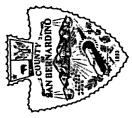
| | | | | | |
|------------------------|----------------------------|-----------------------------|----------------------------|------------|-----------------|
| Recording Date | 12/12/2017 | 05/12/2010 | 04/24/1987 | 04/25/1983 | 08/19/1980 |
| Sale Date | 12/04/2017 | 05/03/2010 | 03/1987 | | |
| Sale Price | \$30,000 | | \$20,050 | \$200 | \$41,500 |
| Nominal | | Y | | Y | |
| Buyer Name | Biskay Investments LLC | Allen M Sr & B Family Trust | Allen Michael & Brenda | | Hohman Donald W |
| Seller Name | Allen Michael Sr & B Trust | Allen Michael P & Brenda L | El Camino Thrift & Loan As | | |
| Document Number | 525656 | 187740 | 134347 | | 184592 |
| Document Type | Grant Deed | Quit Claim Deed | Corporation Grant Deed | Deed (Reg) | Deed (Reg) |

Property Map



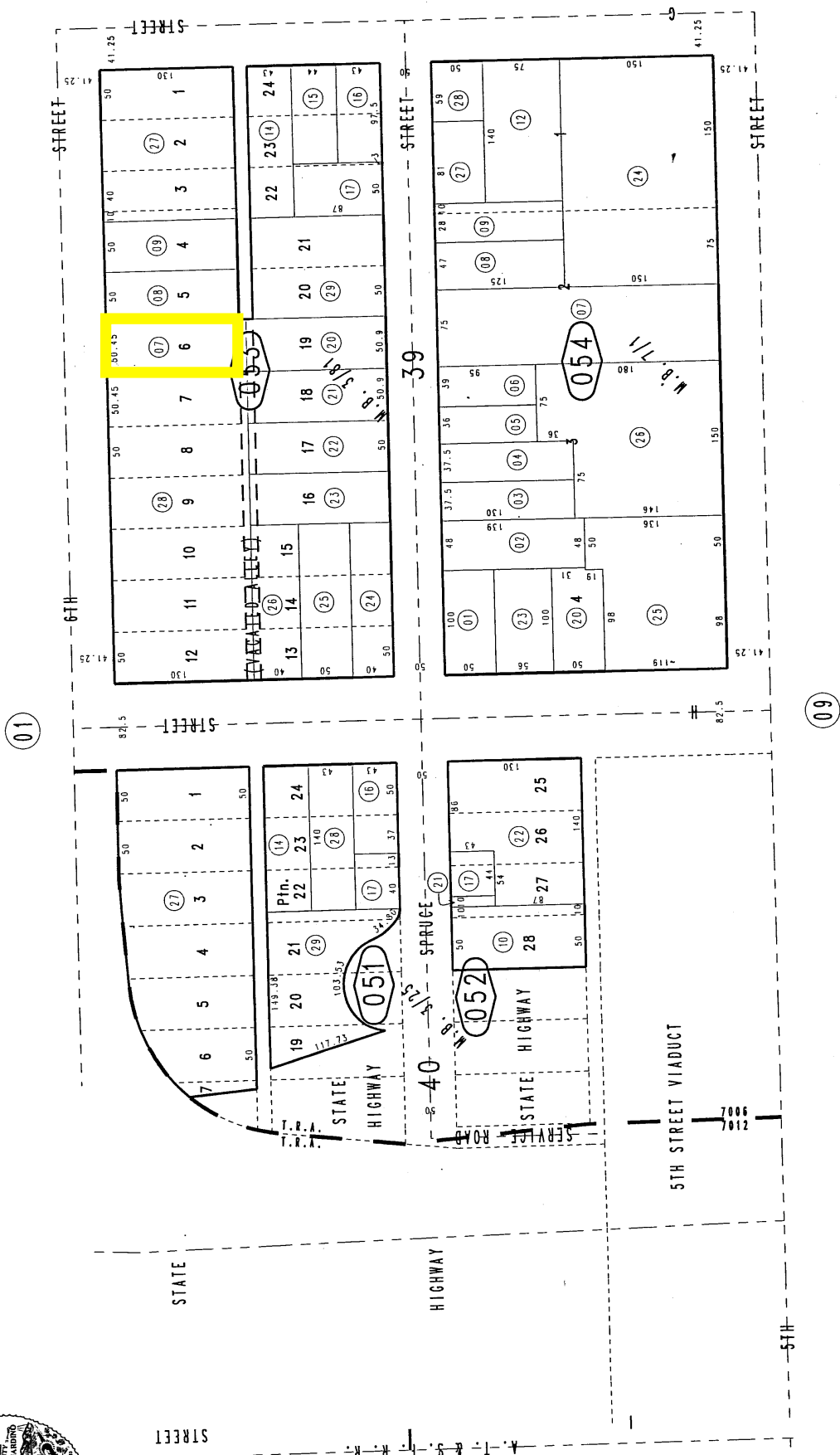
*Lot Dimensions are Estimated

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Ptn. City of San Bernardino
M.B. 7/1

City of San Bernardino 0134 - 05
Tax Rate Area
7006,7012



0138
14

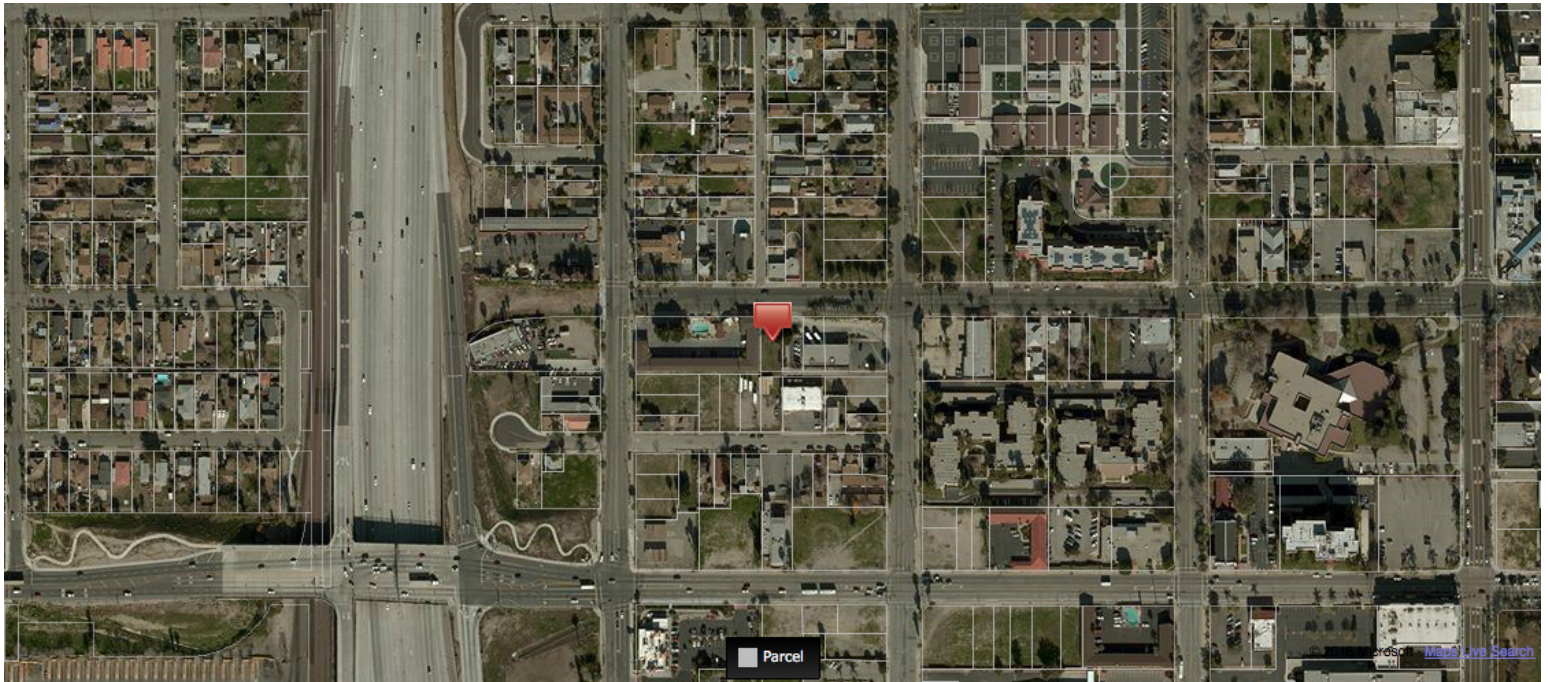
REVISED
05/12/17 GW
JUN 07 2017

Assessor's Map
Book 0134 Page 05
San Bernardino County

Kingman-Hampson Sub., M.B. 3/81
Word & Courtney Sub., M.B. 3/25

December 2004

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Resume for Kenneth Patterson:

1975 to late 1979 Mess Management Specialist for USN (primary jobs: Staff Cook, Mess Manager, maintained food supplies and Buyers agent for ships food) I was E4 at time of discharge.

Licensed as a California Real Estate Agent in 1979

Licensed as a California Real Estate Broker in 1989

Licensed as a Security Dealer with the National Association of Security Dealers (FINRA) in 1995. (Series 7 and 63 license, State of California Fixed and Variable life license)

1993-1995 Manager of Neighborhood Mortgage Corp. in Costa Mesa, Ca. (4 offices in Southern Ca.) We did over \$80 million in Originating Residential and Commercial loans yearly.

1995 through 1997 Independent Security Dealer with American Express Financial Advisor.

Since 1998 through 2011 I managed Investment Retirement accounts for clients as an Independent Security Dealer and Small Group Health Benefits; through Lighthouse Capital Corporation out of Monterey, CA.

From 1979 through 1999 I primarily sold and developed land to and for developers as an independent agent/broker.

From 2000 to 2005 I incorporated residential sales into my sales activities because of demand by builders/developers I worked with. At which time I became an associate broker with Coldwell Banker Kivett-Teeters, I averaged 70 closed transactions per-year, until the recent down turn in the market.

Mid-year 2005 to August 2012; Coldwell Banker Commercial Kivett-Teeters became the newest Commercial franchise. I deal in Commercial Sales, Building Leases, Ground Leases, land Sales and development.

2003-2007 I have been awarded the International Presidents Circle from Coldwell Banker International, which places me in the top 5% of Sales Associates Internationally.

480 N. D St, San Bernardino, CA 92401



August 2012 to Current I moved to Keller Williams Commercial as an Associate Broker in Redlands Ca. Doing the same business practices in the commercial arena, plus I now work with Asset Managers for Defaulted Notes and Real Estate, Probate and Bankruptcy Trustees. I'm also currently an Independent Financial Advisor for Colorado Financial Services.

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