

[www.lawyersie.com](http://www.lawyersie.com)



**Lawyers Title**

3480 Vine Street, Suite 300  
Riverside, CA 92507  
**Phone: 888.789.3366**

Date: 04/03/2024  
Property: 78931 AVENUE 41, BERMUDA  
DUNES, CA 92203-1108  
APN: 607-160-008  
County: RIVERSIDE

Prepared By: Wilsom  
Kate@wilson-meade.com  
La Quinta, CA, 92507  
Kate@wilson-meade.com



### Subject Property Location

Report Date: 04/03/2024  
Order ID: R144507007

Property Address	78931 AVENUE 41	Property Use	Multi-Family Dwellings (generic, any combination 2+)
City, State & Zip	BERMUDA DUNES, CA 92203-1108	Parcel Number	607-160-008
County	RIVERSIDE COUNTY	Latitude	33.750092
Mailing Address	78931 AVENUE 41, BERMUDA DUNES, CA 92203-1108	Longitude	-116.287746
Census Tract	0452.33		
Thomas Bros Pg-Grid			

Legal Description Details Lot Number: 74 Brief Description: 2.26 ACRES IN POR PAR 74 RS 020/098

### Current Ownership Information \*Source of Ownership data: Assessment Data

Primary Owner Name(s)	ALLEN RICHARD W
Vesting	

### Latest Full Sale Information

Primary Owner Name(s)	ALLEN, FRANCES M	Sale Price	\$406,000
		Sale Date	05/31/1998
		Recording Date	06/30/1998
Vesting		Recorder Doc #	267472
		Book/Page	

### Financing Details at Time of Purchase

1	Loan Amount	\$365,400	Origination Lender Name	FIRST FRANKLIN FIN
	Loan Type	Commercial Loan	Recording Doc #	

### Property Characteristics

	Bedrooms	4	Year Built	1989	Living Area (SF)	3,212
	Bathrooms/Partial	2.5	Garage/No. of Cars	Detached Garage/4	Price (\$/SF)	\$126/SF
	Total Rooms		Stories/Floors	1 Story	Lot Size (SF/AC)	98,446/2.26
	Construction Type	Wood	No. of Units	2	Fireplace	1 Fireplace
	Exterior Walls		No. of Buildings	2	Pool	Pool (yes) - P
	Roof Material/Type	Tile	Basement Type/Area		Heat Type	Central
	Foundation Type		Style		A/C	Central
	Property Type	Multi-Family	View		Elevator	
	Land Use	Multi-Family Dwellings (generic, any combination 2+)			Zoning	CBOOK

### Assessment & Taxes

	Assessment Year	2023	Tax Year	2023	Tax Exemption	
	Total Assessed Value	\$623,088	Tax Amount	\$7,654.32	Tax Rate Area	75-004
	Land Value	\$230,198	Tax Account ID	607160008		
	Improvement Value	\$392,890	Tax Status	No Delinquency Found		
	Improvement Ratio	63.06%	Delinquent Tax Year			
	Total Value		Market Improvement Value			
	Market Land Value		Market Value Year			

### Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
1	07/23/2007	CITIBANK NA	\$125,500	NO
2	11/14/2003	FIRST FRANKLIN FINANCIAL CORP	\$640,000	NO

3	11/14/2003	NATIONAL CITY BANK OF INDIANA	\$103,750	NO
4	05/01/2002	FIRST HORIZON HOME LOAN CORP	\$630,000	NO
5	08/10/1999	FIRST FRANKLIN FIN	\$490,000	NO
6	08/10/1999	FIRST FRANKLIN FIN	\$30,000	NO
7	06/30/1998	FIRST FRANKLIN FIN	\$365,400	YES

### Loan Officer Insights

No details available



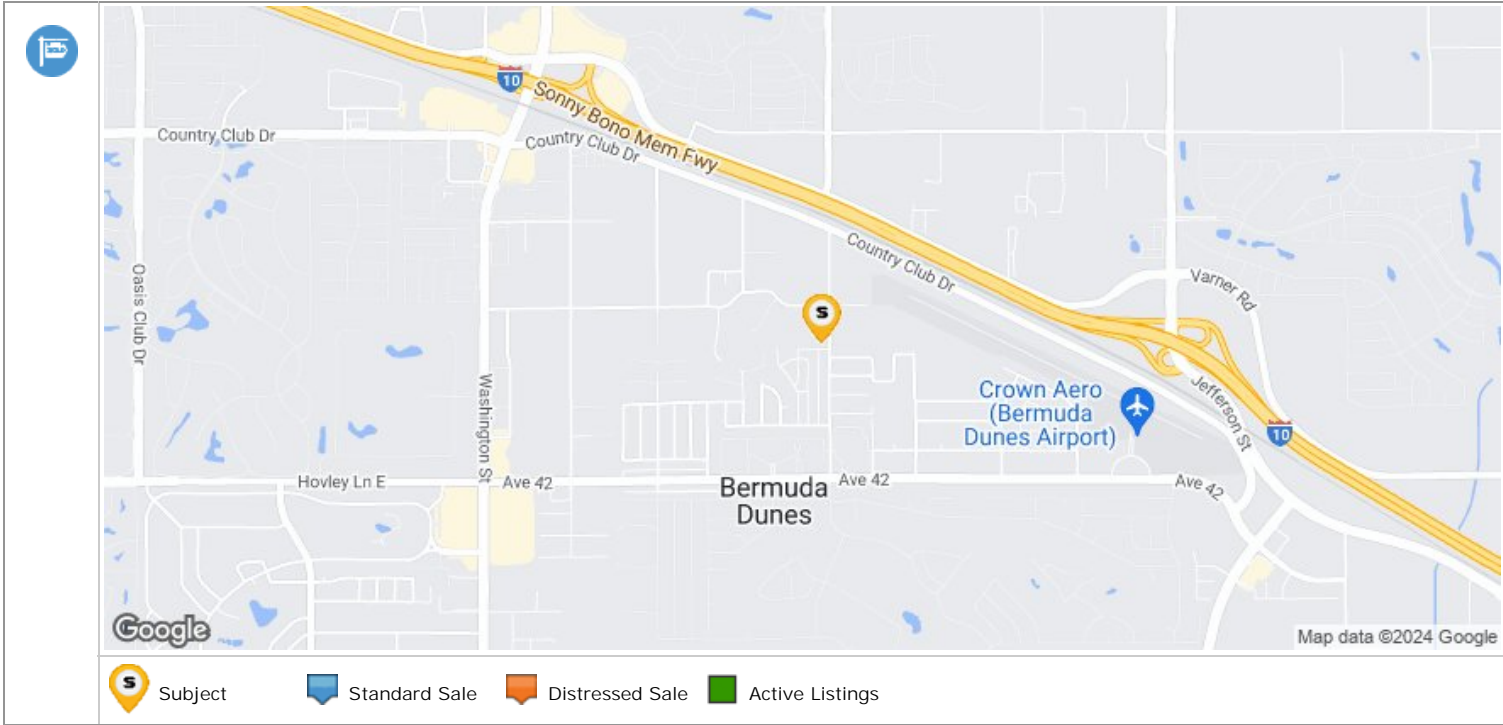
Subject Property Location

Property Address 78931 AVENUE 41  
City, State & Zip BERMUDA DUNES, CA 92203-1108

Report Date: 04/03/2024  
Order ID: R144507008  
County: RIVERSIDE

Comparable Sales

No comparable sales found for subject property with selected filter criteria.





**Subject Property Location**

Property Address 78931 AVENUE 41  
 City, State & Zip BERMUDA DUNES, CA 92203-1108  
 County RIVERSIDE COUNTY  
 Mailing Address 78931 AVENUE 41, BERMUDA DUNES, CA 92203-1108

Report Date: 04/03/2024  
 Order ID: R144507009  
 Property Use Multi-Family Dwellings (generic, any combination 2+)  
 Parcel Number 607-160-008

**Transaction Summary**

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	04/19/2022	Assignment	Assignment of Mortgage	\$640,000	2022-0183778	ALLEN,FRANCES M	
2	08/01/2017	Deed	Intra-family Transfer or Dissolution		2017-0314557	ALLEN, RICHARD W; THE FRANCES M ALLEN IRREVOCABLE TRUST	ALLEN, FRANCES M
3	08/15/2007	Release	Substitution of Trustee and Full Reconveyance	\$103,750	2007-0526099	FRANCES M ALLEN	
4	07/23/2007	Mortgage	Credit Line (Revolving)	\$125,500	2007-0476356	ALLEN, FRANCES M	
5	11/14/2003	Mortgage	Credit Line (Revolving)	\$103,750	2003-902364	ALLEN, FRANCES M	
6	11/14/2003	Mortgage	Commercial Loan	\$640,000	2003-902363	ALLEN, FRANCES M	
7	05/01/2002	Mortgage	Commercial Loan	\$630,000	2002-230507	ALLEN, FRANCES M	
8	08/10/1999	Mortgage	Commercial Loan	\$30,000	1999-357748	ALLEN, FRANCES M	
9	08/10/1999	Mortgage	Commercial Loan	\$490,000	1999-357747	ALLEN, FRANCES M	
10	06/30/1998	Mortgage	Commercial Loan	\$365,400		ALLEN, FRANCES M	
11	06/30/1998	Deed	Grant Deed	\$406,000	267472	ALLEN, FRANCES M	PFF BANK & TRUST
12	04/27/1998	Deed	Trustee's Deed (Certificate of Title)	\$300,000	161394	POMONA FIRST FSLA; PFF BANK & TRUST	RAMMELL GREG & JACQUELINE R

**Transaction History Legend**

	Transfer		Mortgage		Mortgage Assignment
	Foreclosure Activity		Mortgage Release		

**Transaction Details**

**Mortgage Assignment**

	Transaction ID	1	Recorder Doc Number	2022-0183778	Original Loan Amount	\$640,000
	Effective Date	04/13/2022	Document Type	Assignment	Origination Doc #	2003-902363
	Borrower(s) Name	ALLEN,FRANCES M	Document Description	Assignment of Mortgage	Origination Recording Date	11/14/2003
			Recording Date	04/19/2022	Original Lender	FIRST FRANKLIN FINANCIAL CORP
	Assignor Name	FIRST FRANKLIN FINANCIAL CORPORATION	Assignee Name	FIRST FRANKLIN MORTGAGE LOAN TRUST 2003-FFS ASSET-BACKED CERTIFICATES SERIES 2003-FF5; WELLS FARGO BANK, N.A.		

**Transfer**

	Transaction ID	2	Recorder Doc Number	2017-0314557	Partial Interest Transferred	
	Transfer Date	07/13/2017	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	08/01/2017	Property Use	
	Buyer 1	ALLEN, RICHARD W	Buyer 1 Entity	Trustee or Conservator	Buyer Vesting	Irrevocable Trust

Buyer 2	THE FRANCES M ALLEN IRREVOCABLE TRUST	Buyer 2 Entity	Irrevocable Trust	Buyer Mailing Address	78931 AVENUE 41, BERMUDA DUNES, CA 92203-1108
Seller 1	ALLEN, FRANCES M	Seller 1 Entity	Unmarried Woman	Seller Mailing Address	
Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	
Legal Recorder's Map Ref	MB 20 PG 98	Legal Subdivision	RECORD OF SURVEY OF A PORTION OF SECTION 7 TOWNSHI	Legal Section/ Twn/ Rng/ Mer	
Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	NONE AVAILABLE

#### Mortgage Release

	Transaction ID	3	Recorder Doc Number	2007-0526099	Loan Amount	\$103,750
	Effective Date		Document Type	Release	Origination Doc #	2003-902364
	Borrower(s) Name	FRANCES M ALLEN	Document Description	Substitution of Trustee and Full Reconveyance	Origination Recording Date	11/14/2003
	Current Lender	NATIONAL CITY BANK OF INDIANA, FIRST FRANKLIN FINANCIAL DIVISION	Recording Date	08/15/2007	Original Lender	NATIONAL CITY BANK OF INDIANA

#### Mortgage

	Transaction ID	4	Recorder Doc Number	2007-0476356	Recorder Book/Page	
	Mortgage Date	07/17/2007	Document Type	Mortgage	Rate Change Freq	Monthly
	Loan Amount	\$125,500	Document Description	Credit Line (Revolving)	1st Periodic Floor Rate	
	Loan Type	Credit Line (Revolving)	Recording Date	07/23/2007	1st Periodic Cap Rate	
	Origination Lender Name	CITIBANK NA	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Bank	First Rate Change Date		Change Index	
	Type Financing	Fixed Rate	Maturity Date	07/23/2037	IO Period	
	Borrower 1	ALLEN, FRANCES M	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

#### Mortgage

	Transaction ID	5	Recorder Doc Number	2003-902364	Recorder Book/Page	
	Mortgage Date	11/05/2003	Document Type	Mortgage	Rate Change Freq	Monthly
	Loan Amount	\$103,750	Document Description	Credit Line (Revolving)	1st Periodic Floor Rate	
	Loan Type	Credit Line (Revolving)	Recording Date	11/14/2003	1st Periodic Cap Rate	
	Origination Lender Name	NATIONAL CITY BANK OF INDIANA	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Not Known	First Rate Change Date		Change Index	
	Type Financing		Maturity Date		IO Period	
	Borrower 1	ALLEN, FRANCES M	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

#### Mortgage

	Transaction ID	6	Recorder Doc Number	2003-902363	Recorder Book/Page	
--	----------------	---	------------------------	-------------	-----------------------	--



Mortgage Date	11/05/2003	Document Type	Mortgage	Rate Change Freq	
Loan Amount	\$640,000	Document Description	Commercial Loan	1st Periodic Floor Rate	
Loan Type	Commercial Loan	Recording Date	11/14/2003	1st Periodic Cap Rate	
Origination Lender Name	FIRST FRANKLIN FINANCIAL CORP	Origination Interest Rate		Lifetime Cap Rate	
Origination Lender Type	Subprime Lender	First Rate Change Date		Change Index	
Type Financing		Maturity Date	12/01/2033	IO Period	
Borrower 1	ALLEN, FRANCES M	Balloon Rider		Prepayment Penalty Rider	Y
Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
Additional Borrowers		Adj Rate Rider		Adj Rate Index	
Vesting					

Mortgage



Transaction ID	7	Recorder Doc Number	2002-230507	Recorder Book/Page	
Mortgage Date		Document Type	Mortgage	Rate Change Freq	
Loan Amount	\$630,000	Document Description	Commercial Loan	1st Periodic Floor Rate	
Loan Type	Commercial Loan	Recording Date	05/01/2002	1st Periodic Cap Rate	
Origination Lender Name	FIRST HORIZON HOME LOAN CORP	Origination Interest Rate		Lifetime Cap Rate	
Origination Lender Type	Lending institution	First Rate Change Date		Change Index	
Type Financing		Maturity Date	05/01/2032	IO Period	
Borrower 1	ALLEN, FRANCES M	Balloon Rider		Prepayment Penalty Rider	
Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
Additional Borrowers		Adj Rate Rider		Adj Rate Index	
Vesting					

Mortgage



Transaction ID	8	Recorder Doc Number	1999-357748	Recorder Book/Page	
Mortgage Date		Document Type	Mortgage	Rate Change Freq	
Loan Amount	\$30,000	Document Description	Commercial Loan	1st Periodic Floor Rate	
Loan Type	Commercial Loan	Recording Date	08/10/1999	1st Periodic Cap Rate	
Origination Lender Name	FIRST FRANKLIN FIN	Origination Interest Rate		Lifetime Cap Rate	
Origination Lender Type	Finance Company	First Rate Change Date		Change Index	
Type Financing		Maturity Date	08/01/2014	IO Period	
Borrower 1	ALLEN, FRANCES M	Balloon Rider	Y	Prepayment Penalty Rider	Y
Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
Additional Borrowers		Adj Rate Rider		Adj Rate Index	
Vesting					


Mortgage



Transaction ID	9	Recorder Doc Number	1999-357747	Recorder Book/Page	
Mortgage Date		Document Type	Mortgage	Rate Change Freq	Semi-Annual
Loan Amount	\$490,000	Document Description	Commercial Loan	1st Periodic Floor Rate	

Loan Type	Commercial Loan	Recording Date	08/10/1999	1st Periodic Cap Rate	
Origination Lender Name	FIRST FRANKLIN FIN	Origination Interest Rate	8.99%	Lifetime Cap Rate	
Origination Lender Type	Finance Company	First Rate Change Date		Change Index	
Type Financing	Adjustable Rate	Maturity Date	08/01/2029	IO Period	
Borrower 1	ALLEN, FRANCES M	Balloon Rider		Prepayment Penalty Rider	Y
Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
Additional Borrowers		Adj Rate Rider	Y	Adj Rate Index	LIBOR
Vesting					


#### Mortgage

	Transaction ID	10	Recorder Doc Number		Recorder Book/Page	
	Mortgage Date	05/31/1998	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$365,400	Document Description	Commercial Loan	1st Periodic Floor Rate	
	Loan Type	Commercial Loan	Recording Date	06/30/1998	1st Periodic Cap Rate	
	Origination Lender Name	FIRST FRANKLIN FIN	Origination Interest Rate	9.25%	Lifetime Cap Rate	
	Origination Lender Type	Finance Company	First Rate Change Date		Change Index	
	Type Financing	Adjustable Rate	Maturity Date	07/01/2028	IO Period	
	Borrower 1	ALLEN, FRANCES M	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

#### Transfer

	Transaction ID	11	Recorder Doc Number	267472	Partial Interest Transferred	
	Sale Date	05/31/1998	Document Type	Deed	Type of Transaction	Lender Sold
	Sale Price	\$406,000	Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	06/30/1998	Property Use	
	Buyer 1	ALLEN, FRANCES M	Buyer 1 Entity	Single woman	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	78931 AVENUE 41, BERMUDA DUNES, CA 92203-1108
	Seller 1	PFF BANK & TRUST	Seller 1 Entity	Company or Corporation	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	BERMUDA DUNES
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract		2.26 ACRES IN POR PAR 74 RS 020/098/ / /		Title Company Name	UNITED TITLE COMPANY

#### Transfer

	Transaction ID	12	Recorder Doc Number	161394	Partial Interest Transferred	
	Sale Date	04/20/1998	Document Type	Deed	Type of Transaction	Lender Owned
	Sale Price	\$300,000	Document Description	Trustee's Deed (Certificate of Title)	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	04/27/1998	Property Use	
	Buyer 1	POMONA FIRST FSLA	Buyer 1 Entity	f/k/a (formerly known as)	Buyer Vesting	



Buyer 2	PFF BANK & TRUST	Buyer 2 Entity	Beneficiary or Creditor	Buyer Mailing Address	550 INDIAN HILL BLVD, POMONA, CA 91767-5378
Seller 1	RAMMELL GREG & JACQUELINE R	Seller 1 Entity	Seller is owner on current Assessment File	Seller Mailing Address	
Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	UNINCORPORATED
Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
Legal Brief Description/ Unit/ Phase/ Tract	2.26 ACRES IN POR PAR 74 RS 020/098/ / /		Title Company Name	FIRST AMERICAN TITLE INS CO	



**Subject Property Location**

Report Date: 04/03/2024  
Order ID: R144507010

Property Address	78931 AVENUE 41	Property Use	Multi-Family Dwellings (generic, any combination 2+)
City, State & Zip	BERMUDA DUNES, CA 92203-1108	Parcel Number	607-160-008
County	RIVERSIDE COUNTY		
Mailing Address	78931 AVENUE 41, BERMUDA DUNES, CA 92203-1108		

Subject Property					
Address	78931 AVENUE 41, BERMUDA DUNES, CA 92203			APN	607-160-008
Owner	ALLEN RICHARD W			Lot Size (SF/AC)	98,446/2.26
Bedrooms	4	Year Built	1989	Living Area (SF)	3,212
Bathrooms/Partial	2.5	Garage/No. of Cars	Detached Garage/4	Phones	

Nearby Neighbor # 1					
Address	78923 ANCHOVY RD, BERMUDA DUNES, CA 92203			APN	607-183-021
Owner	GROZDICH LYDIA			Lot Size (SF/AC)	16,117/.37
Bedrooms	5	Year Built	1988	Living Area (SF)	2,994
Bathrooms/Partial	4.75	Garage/No. of Cars	Attached Garage/4	Phones	

Nearby Neighbor # 2					
Address	41423 ADAMS ST, BERMUDA DUNES, CA 92203			APN	607-183-032
Owner	COVARRUBIAS FIDEL			Lot Size (SF/AC)	13,068/.3
Bedrooms	6	Year Built	1987	Living Area (SF)	3,192
Bathrooms/Partial	5.25	Garage/No. of Cars	Carport/6	Phones	

Nearby Neighbor # 3					
Address	41451 ADAMS ST, BERMUDA DUNES, CA 92203			APN	607-183-031
Owner	COVARRUBIAS FIDEL			Lot Size (SF/AC)	13,068/.3
Bedrooms	6	Year Built	2007	Living Area (SF)	3,846
Bathrooms/Partial	6	Garage/No. of Cars	Detached Garage/5	Phones	

Nearby Neighbor # 4					
Address	41067 LAGUNA SECA CT, BERMUDA DUNES, CA 92203			APN	607-160-023
Owner	LAGUNA SECA RESORT PROP			Lot Size (SF/AC)	27,442/.63
Bedrooms	5	Year Built	2006	Living Area (SF)	2,996
Bathrooms/Partial	4	Garage/No. of Cars	Attached Garage/3	Phones	

Nearby Neighbor # 5					
Address	41601 ADAMS ST, BERMUDA DUNES, CA 92203			APN	607-204-019
Owner	SWL HOLDINGS			Lot Size (SF/AC)	13,068/.3
Bedrooms	4	Year Built	1981	Living Area (SF)	2,528
Bathrooms/Partial	5.5	Garage/No. of Cars	Attached Garage/5	Phones	

Nearby Neighbor # 6					
Address	78941 SAVANNA LA MAR DR, BERMUDA DUNES, CA 92203			APN	607-205-019
Owner	RIVAS ANDREW R			Lot Size (SF/AC)	13,503/.31
Bedrooms	4	Year Built	1984	Living Area (SF)	2,784
Bathrooms/Partial	3.5	Garage/No. of Cars	Detached Garage/4	Phones	



**Nearby Neighbor # 7**

Address	78961 SAVANNA LA MAR DR, BERMUDA DUNES, CA 92203			APN	607-205-020
Owner	WALKER DOUGLAS J; WALKER ANNE M			Lot Size (SF/AC)	13,503/.31
Bedrooms	4	Year Built	1984	Living Area (SF)	2,784
Bathrooms/Partial	3.5	Garage/No. of Cars	Detached Garage/4	Phones	

**Nearby Neighbor # 8**

Address	78550 AVENUE 41, BERMUDA DUNES, CA 92203			APN	607-061-006
Owner	DOMBROWSKI LOUIS			Lot Size (SF/AC)	110,642/2.54
Bedrooms	2	Year Built	2005	Living Area (SF)	1,152
Bathrooms/Partial	2	Garage/No. of Cars	Attached Garage/2	Phones	

**Nearby Neighbor # 9**

Address	78923 AVENUE 42, BERMUDA DUNES, CA 92203			APN	607-223-023
Owner	VALANCE MARK & ERIN PETERS REVOCABLE TRUST (DTD 09/10); VALANCE MARK W			Lot Size (SF/AC)	13,503/.31
Bedrooms	6	Year Built	2002	Living Area (SF)	3,082
Bathrooms/Partial	5.5	Garage/No. of Cars	Attached Garage/4	Phones	

**Nearby Neighbor # 10**

Address	78883 AVENUE 42, BERMUDA DUNES, CA 92203			APN	607-223-021
Owner	AMEEN TONIQUE			Lot Size (SF/AC)	13,503/.31
Bedrooms	2	Year Built	1979	Living Area (SF)	984
Bathrooms/Partial	2	Garage/No. of Cars	Attached Garage/1	Phones	

**Nearby Neighbor # 11**

Address	78961 AVENUE 42, BERMUDA DUNES, CA 92203			APN	607-223-025
Owner	HANCOCK GARY W			Lot Size (SF/AC)	13,503/.31
Bedrooms	4	Year Built	2002	Living Area (SF)	2,927
Bathrooms/Partial	2	Garage/No. of Cars	Attached Garage/4	Phones	

**Nearby Neighbor # 12**

Address	79041 AVENUE 42, BERMUDA DUNES, CA 92203			APN	609-171-002
Owner	WALMAN MITCHELL & MICHELE LIVING TR (DTD 09/14/1998); WALMAN MICHELE			Lot Size (SF/AC)	12,196/.28
Bedrooms	6	Year Built	1986	Living Area (SF)	3,052
Bathrooms/Partial	6	Garage/No. of Cars	Attached Garage/2	Phones	

**Nearby Neighbor # 13**

Address	78783 AVENUE 42, BERMUDA DUNES, CA 92203			APN	607-222-007
Owner	TORIAN DIKRAN & IRINA LIV TRUST			Lot Size (SF/AC)	10,890/.25
Bedrooms	4	Year Built	2001	Living Area (SF)	2,168
Bathrooms/Partial	2	Garage/No. of Cars	Detached Garage/2	Phones	

**Nearby Neighbor # 14**

Address	78745 AVENUE 42, BERMUDA DUNES, CA 92203			APN	607-216-027
Owner	SCP II			Lot Size (SF/AC)	10,890/.25
Bedrooms	4	Year Built	1986	Living Area (SF)	1,892
Bathrooms/Partial	4	Garage/No. of Cars	Attached Garage/3	Phones	

### Nearby Neighbor #15

Address	78723 AVENUE 42, BERMUDA DUNES, CA 92203			APN	607-216-026
Owner	SCP II			Lot Size (SF/AC)	10,890/.25
Bedrooms	4	Year Built	1986	Living Area (SF)	1,892
Bathrooms/Partial	4	Garage/No. of Cars	Attached Garage/3	Phones	

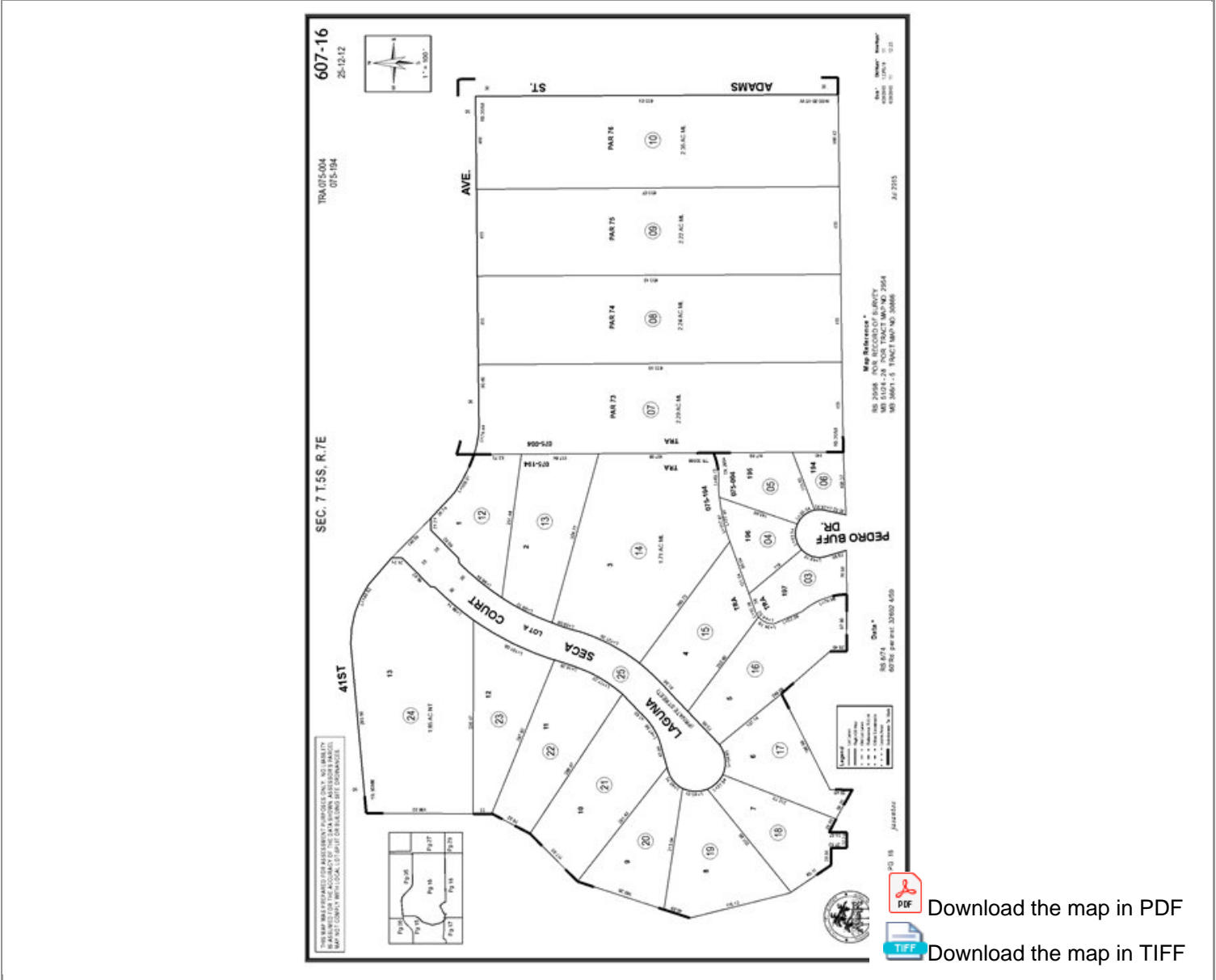


Subject Property Location

Property Address 78931 AVENUE 41  
 City, State & Zip BERMUDA DUNES, CA 92203-1108  
 County RIVERSIDE COUNTY

Report Date: 04/03/2024  
 Order ID: R144507011

Parcel Number 607-160-008



Disclaimer

THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE OR REDISTRIBUTE THIS REPORT, IN WHOLE OR IN PART. THE USE OF THIS REPORT BY ANY PARTY OTHER THAN YOURSELF FOR ANY PURPOSE IS STRICTLY PROHIBITED. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE OR FREE FROM ERROR. YOU UNDERSTAND AND ACKNOWLEDGE THAT THE AVAILABILITY, COMPLETENESS AND FORMAT OF THE DATA ELEMENTS MAY VARY SUBSTANTIALLY FROM AREA-TO-AREA. THE INFORMATION CONTAINED IN THIS REPORT IS DERIVED FROM PUBLICLY AVAILABLE SOURCES FOR THE SUBJECT PROPERTY OR COMPARABLE PROPERTIES LISTED ABOVE AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Copyright

