



Prepared For:

Complimentary

Fidelity National Title

451 E Vanderbilt Way, Suite 350

San Bernardino, CA 92408

Phone: (800) 717-2386

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Property Address: **23730 WASHINGTON AVE**
MURRIETA, CA 92562

Assessor's Parcel No: **906-020-091**

Title Representative: ****FIDELITY TITLE****

Thank You For Choosing Fidelity National Title

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Property Information

Primary Owner : PINNACLE SIGNATURE ASSISTED LIVING
Secondary Owner : N/A
Site Address : 23730 WASHINGTON AVE
MURRIETA, CA 92562-2263
Mailing Address : 2361 CAMPUS DR
IRVINE, CA 92612-1424
Assessor Parcel Number : 906-020-091
CountyName : Riverside
Tax Account ID : 906020091
Phone : N/A
Census Tract : 0506.00
Housing Tract Number : N/A
Lot Number : 19
Page Grid : -
Legal Description : Lot: 19 ; Abbreviated Description: LOT:19 CITY:MURRIETA 9.13
ACRES M/L IN POR LOT 19 MB 008/359 SD TR T L W C ; City/Muni/Twp:
MURRIETA

Property Characteristics

Bedrooms : 0	Year Built : 2019	Square Feet : 77403
Bathrooms : 0.0	Garage : N/A	Lot size : 9.13 AC
Partial Bath : 0	Fireplace : N/A	Number of Units : 0
Total Rooms : 0	Pool/Spa : N	Use Code : Homes (retired; handicap, rest; convalescent; nursing)
Zoning : CC		

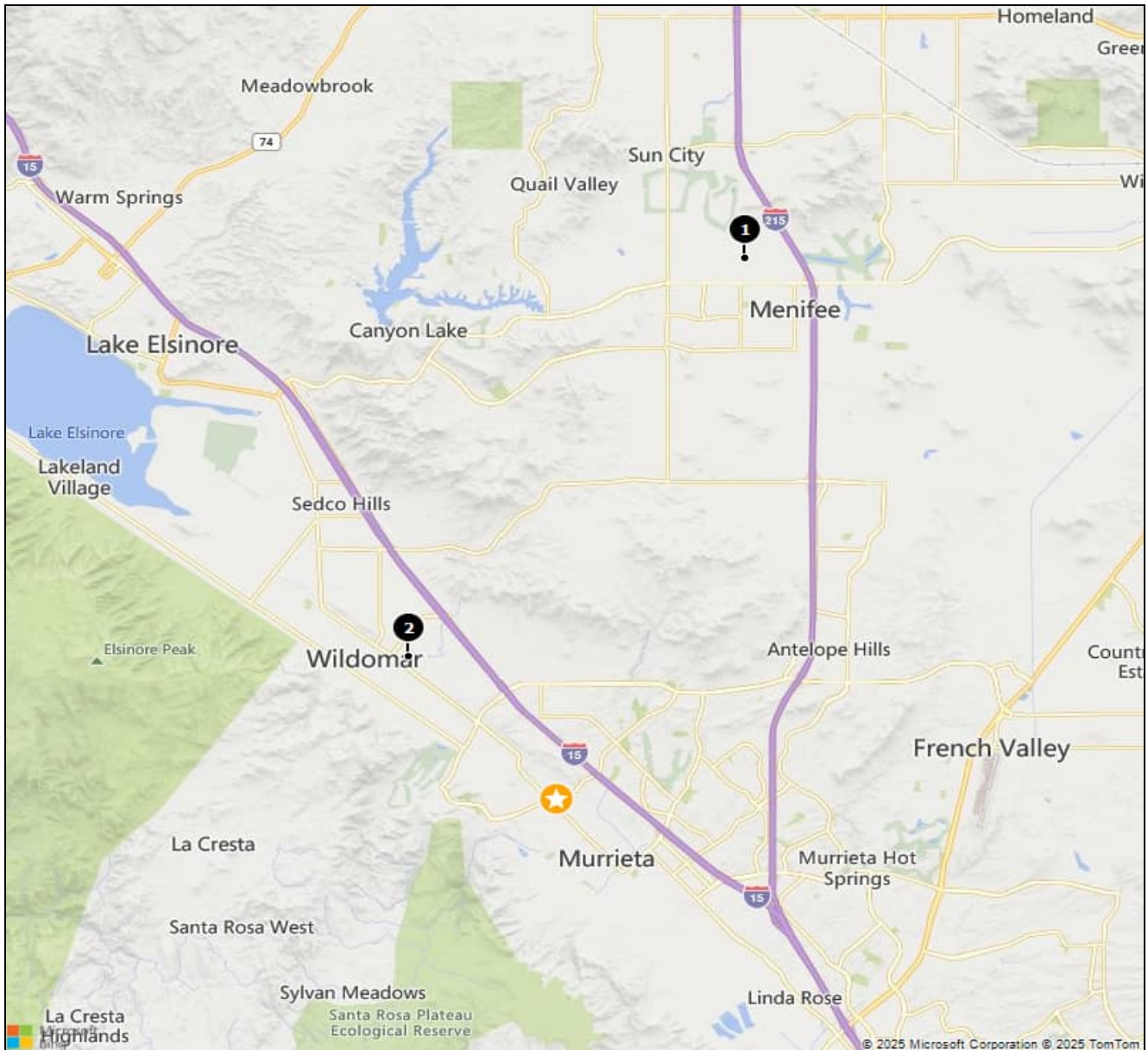
Sale/Loan Information

Transfer Date : 11/06/2015	Document # : 2015-0489775
Transfer Value : \$1,000,000	Cost/Sq Feet : \$ 12
First Loan Amt : N/A	Lender :

Assessment/Tax Information

Assessed Value : \$1,160,583	Tax Amount : \$13,271.40
Land Value : \$1,160,583	Tax Status : Current
Improvement Value : \$0	Tax Rate Area : 24-082
Percent Improvement : 0 %	Homeowner Exemption : N

**23730 WASHINGTON AVE
MURRIETA, CA 92562-2263**



Address	Date	Price	SqFt	BR/Bth	Year Built	Lot Size
1. 29620 Bradley Rd, Menifee	10/19/2023	\$6,175,000	29574	0	2008	1.78
2. 32325 S Pasadena, Wildomar	07/18/2024	\$10,000,000	60949	0	2002	1.37

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03/28/2025 13:09:18 PM

Customer Service Rep: Lauren Hinkley



Criteria Selected:

Searched by Radius: 10 miles
 Maximum Bathrooms: 99 Minimum Bathrooms: 0
 Land Use: Same as Subject
 Date Range: 04/08/2023 to 03/28/2025

Area Sales Analysis

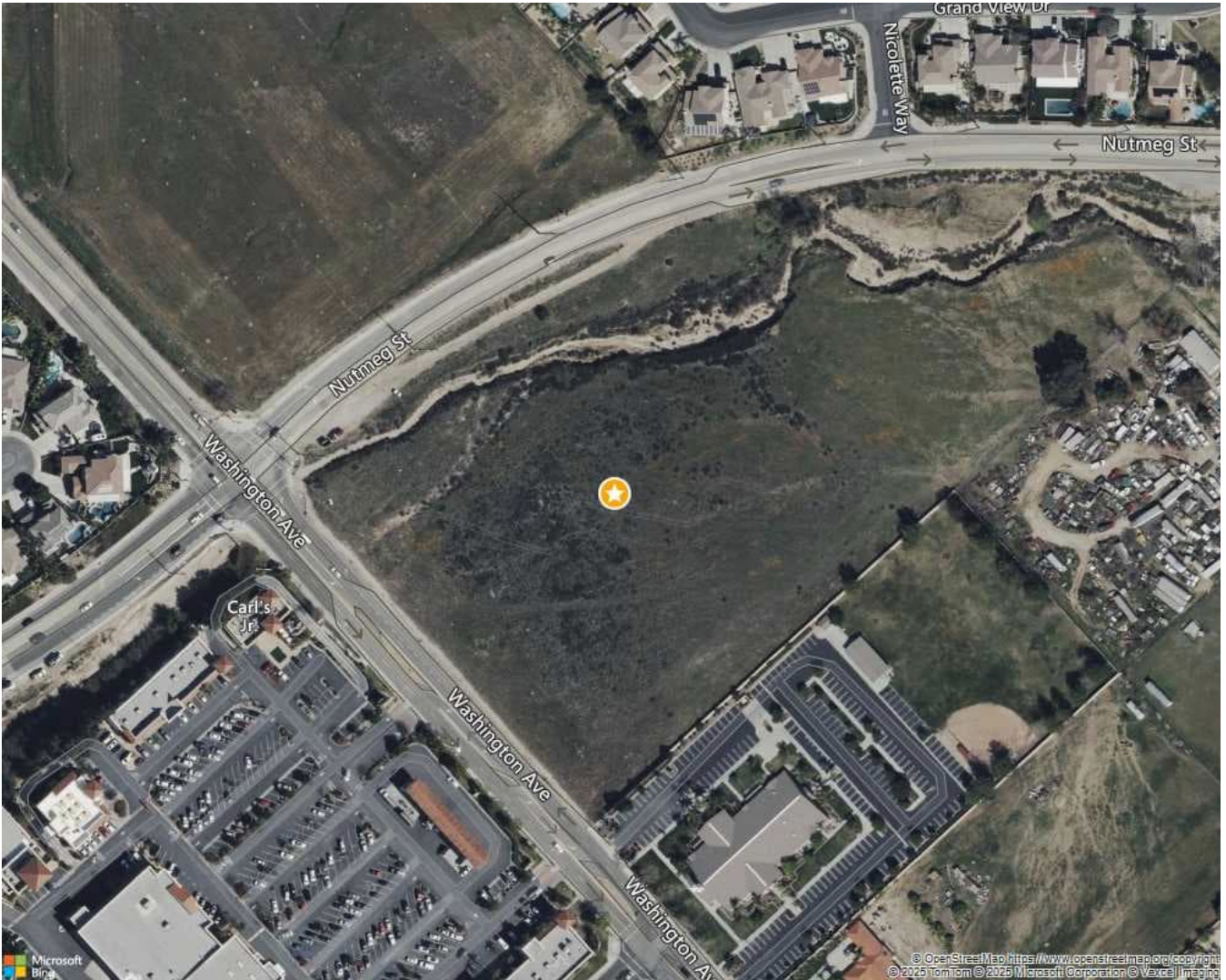
	Low	Median	High
Bedrooms:	0	0	0
Baths:	0	0	0
Lot Size:	0	0	0
Living Area (SqFt):	29,574	45,261	60,949
Sale Price:	\$6,175,000	\$8,087,500	\$10,000,000
Year Built:	2002	2005	2008
Age:	17	20	23

Subject Property

Sale Date: 11/06/2015 **Year Built:** 2019 **Price:** \$1,000,000 **Pool:** N
Lot Size: 9.13 AC **Square Feet:** 77,403 **\$/SF:** \$12 **BR/Bth:** 0/0.0

Comparable Sales Data

No.	Address	Date	Price	Loan	\$/SF	SqFt	BR/Bth	Year Built	Lot Size	Pool
1	29620 BRADLEY RD MENIFEE, CA 92586	10/19/2023	\$6,175,000	\$4,320,000	\$208	29,574	0	2008	1.78 AC	N/A
Owner: 29620 BRADLEY LLC		Seller: ST MARY SUN CITY PARTNERS LLC								
APN: 336-180-021		Document #: 2023-0308635								
Legal: Lot:186&187 Subdivision:PRATT EUCALYPTUS TRACT NO 7 Map Ref:MB 7 PG 9Abbreviated										
Land Use: Homes (retired; handicap, rest; convalescent;		Located approximately 8.54 miles from subject property.								
2	32325 S PASADENA WILDOMAR, CA 92595	07/18/2024	\$10,000,000	\$0	\$164	60,949	0	2002	1.37 AC	N/A
Owner: 32365 PASADENA LP		Seller: WILDOMAR SENIOR COMMUNITY LP								
APN: 376-160-021		Document #: 2024-0213820								
Legal: Map Ref:DOC 147682Abbreviated Description:TRA 025-007 City/Muni/Twp:WILDMAN										
Land Use: Homes (retired; handicap, rest; convalescent;		Located approximately 2.98 miles from subject property.								



**23730 WASHINGTON AVE
MURRIETA, CA 92562-2263**



Tax Search



Riverside, California
Searched: 906-020-091
Non-Order Search

Tax Year: 2024-2025
Tax Cover: 03/21/2025
Searched By: LAUREN HINKLEY
Searched On: 3/28/2025 4:08 PM

Company: FIDELITY NATIONAL TITLE | SAN BERNARDINO - CS - (FNFSTR) | 02 | CRN: 00036-00018

Customer Service Request Only
Information is sourced from public records and is deemed reliable, but is not guaranteed.

APN:	906-020-091
Described As:	9.13 ACRES M/L IN POR LOT 19 MB 008/359 SD TR T L W C
Address:	23730 WASHINGTON AVENUE
City:	MURRIETA
Billing Address:	2361 CAMPUS DR IRVINE CA 92612
Assessed Owner(s):	PINNACLE SIGNATURE ASSISTED LIVING
Search As:	Tax ID 906-20 Parcel 91

Tax Rate Area:	024-082	Value	Conveyance Date:	NOV 2015
Use Code:	182	Land:	Conveying Instrument:	2015-0489775
CT-ASSISTED LIVING		Improvements:	Date Transfer Acquired:	
Region Code:		Personal Property:	Vesting:	
Flood Zone:		Fixtures:	Year Built:	
Zoning Code:		Inventory:	Year Last Modified:	
Taxability Code:		Exemptions		
Tax Rate:	1.143514	Homeowner:	Square Footage	
Auditor Tax Rate:	1.096128	Inventory:	Land:	397703
		Personal Property:	Improvements:	
		Religious:	Tax Defaulted:	
		All Other:		
Bill #:	2024004735436	Net Taxable Value:	Total Tax:	13,271.44
Issue Date:				

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	6,635.72	663.57	12/10/2024	PAID	12/10/2024	0.00
2nd	6,635.72	701.63	04/10/2025	UNPAID		6,635.72
Total Balance:						6,635.72

Account	Special Lien Description	Amount
01-0000	GENERAL PURPOSE	11,605.82
03-4520	MURRIETA VALLEY UNIFIED SCHOOL B & I	1,003.32
03-9201	MT SAN JACINTO JR COLLEGE	31.10
04-5351	METRO WATER DISTRICT WEST 1302999	81.24
68-1861	CSA #152 CITY OF MURRIETA	87.60
68-4265	MURRIETA CSD	19.86
68-4266	MURRIETA PARKS & REC	22.50
68-4877	MURRIETA CO WATER STANDBY	210.00
68-4878	MURRIETA CO SEWER STANDBY	210.00

THE INFORMATION PROVIDED IS A SUMMARIZED SEARCH OF OUR RECORDS. PROPERTY INSIGHT DOES NOT WARRANT NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN. A FULL/EXTENDED TAX SEARCH IS RECOMMENDED.

***** END OF REPORT *****

RECORDING REQUESTED BY:

North American Title Insurance Company

AND WHEN RECORDED RETURN TO
AND MAIL TAX STATEMENT TO:

Pinnacle Signature Assisted Living, LLC
2361 Campus Drive, Suite 101
Irvine, CA 92612

1361732

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

APN: 906-020-091-5

The undersigned grantor declares:

Documentary Transfer Tax is \$ 1,100.00

TRA 024-082

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ENHANCED INCOME FUND I, LLC, a California limited liability company ("Grantor"), hereby GRANTS to Pinnacle Signature Assisted Living, LLC, a California limited liability company ("Grantee"), the real property located in the City of Murrieta, County of Riverside, State of California, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

DATED: November 4, 2015

"Grantor"

ENHANCED INCOME FUND I, LLC,

a California limited liability company

by: Hoyle Cohen, LLC, a Delaware limited liability company, its manager

By: Mark Delfino

Name: Mark Delfino

Its: Managing Member Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

On Nov. 4, 2015, before me, Ellen B. Sawyer, a Notary Public, personally appeared MARK DEFEND, 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)



DOCS 121014-000001/2385762.1

Exhibit "A"

Legal Description of Property

Real property in the County of Riverside, State of California, described as follows:

The Southwest half of the Northwest half of Lot 19 of Murrieta portion of the Temecula Rancho, as shown by map of the Temecula Land and Water Company on file in Book 8, Page 359 of Maps, Records of San Diego County, California.