



Prepared For:

Complimentary

Fidelity National Title
451 E Vanderbilt Way, Suite 350
San Bernardino, CA 92408
Phone: (800) 717-2386
Fax: (909) 890-3622

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

This title information has been furnished without charge by Fidelity National Title in conformance with the rules established by the California Insurance Commissioner, who urges you to shop for the best service available and compare charges and fees for title insurance and other services associated with the purchase or sale of a home.

This information is provided as an accommodation only. The information contained herein is not a complete statement or representation of the status of title to the property in question and no assurances are made or liability assumed as to the accuracy thereof. If you wish protection against loss with respect to the status of title, you should obtain a commitment, binder or policy of title insurance.

Data Deemed Reliable, But Not Guaranteed.

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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

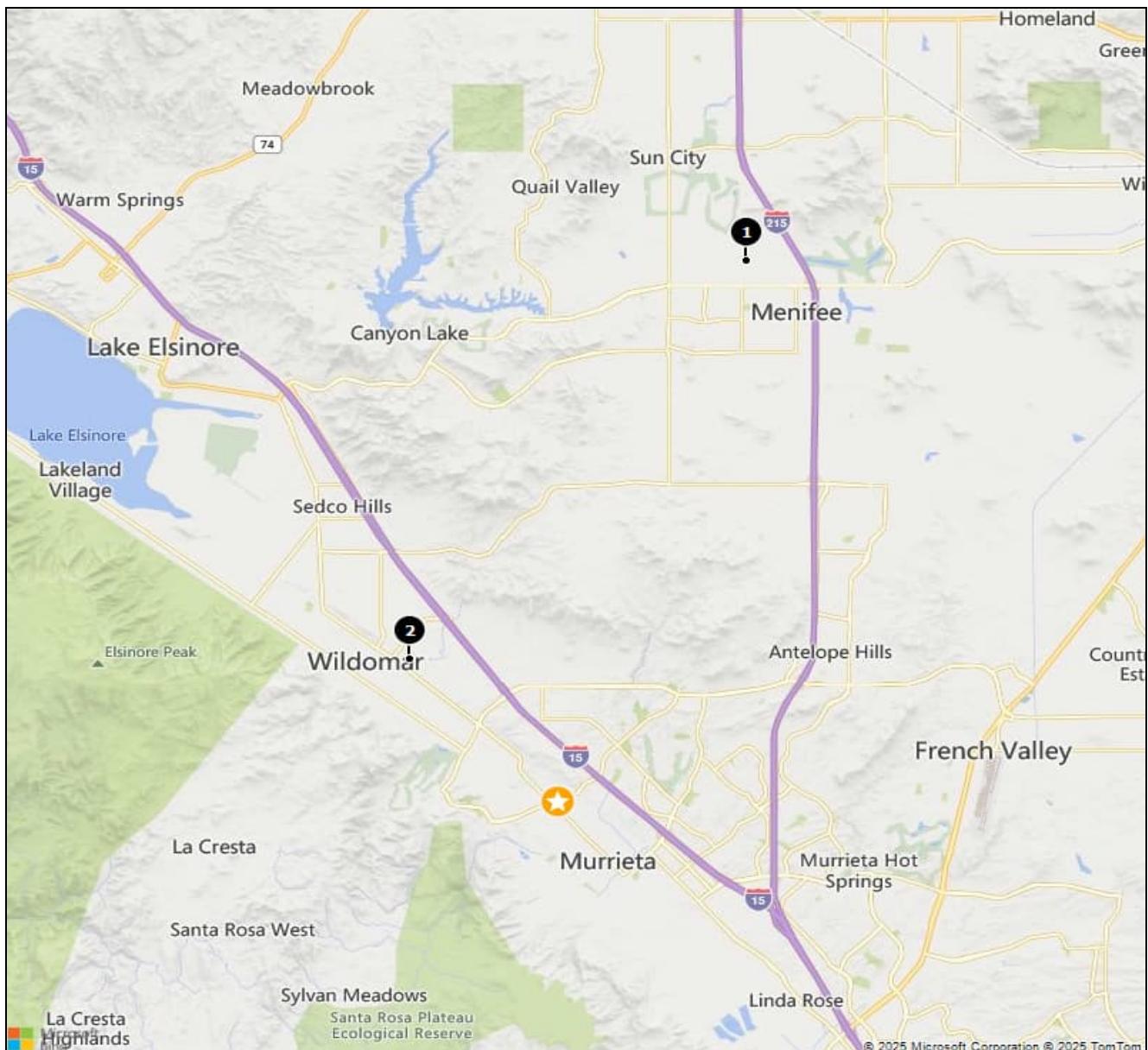
Sale/Loan Information

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



SALES COMPARABLES

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

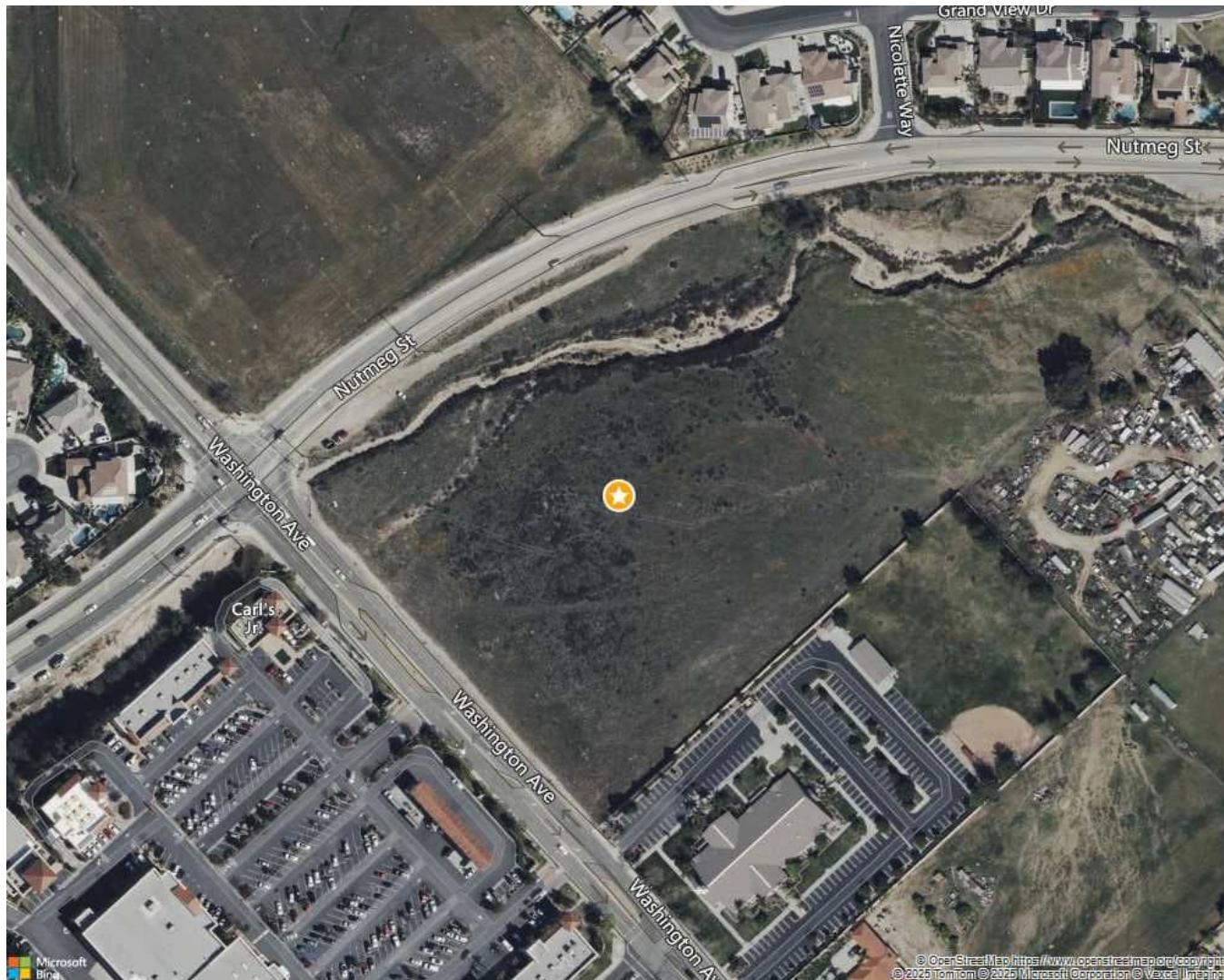
Subject Property

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 APN: 336-180-021 Legal: Lot:186&187 Subdivision:PRATT EUCALYPTUS TRACT NO 7 Map Ref:MB 7 PG 9Abbreviated Land Use: Homes (retired; handicap, rest; convalescent;			Seller: ST MARY SUN CITY PARTNERS LLC Document #: 2023-0308635 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 APN: 376-160-021 Legal: Map Ref:DOC 147682Abbreviated Description:TRA 025-007 City/Muni/Twp:WILDMAN Land Use: Homes (retired; handicap, rest; convalescent;			Seller: WILDOMAR SENIOR COMMUNITY LP Document #: 2024-0213820 Located approximately 2.98 miles from subject property.						

AERIAL PHOTOS

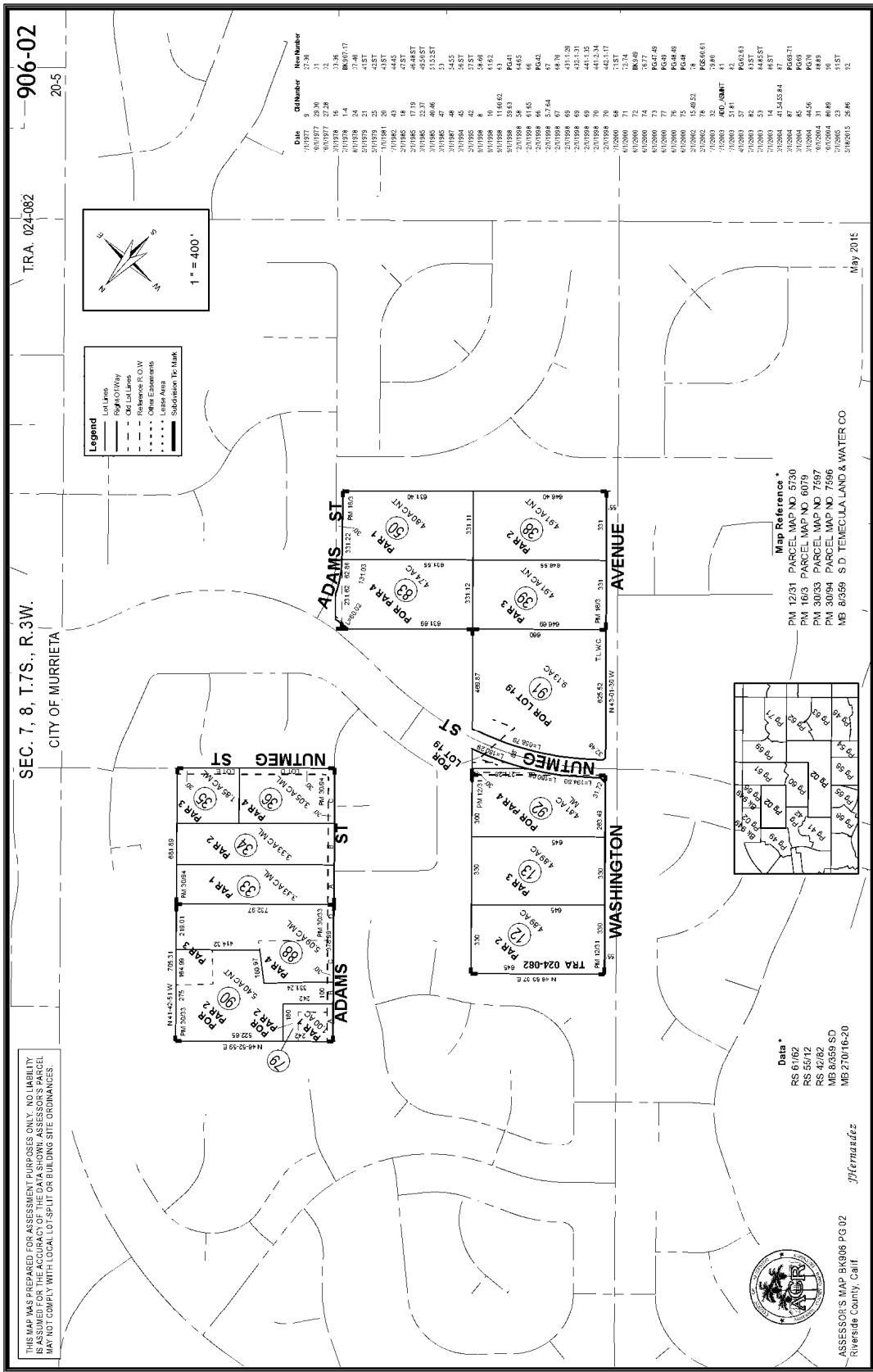


**23730 WASHINGTON AVE
MURRIETA, CA 92562-2263**

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03/28/2025 13:09:19 PM

Customer Service Rep: Lauren Hinkley



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3/28/2025

Customer Service Rep: Lauren Hinkley



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: 1,160,583.00	Conveying Instrument:	2015-0489775
Region Code:	CT-ASSISTED LIVING	Improvements:	Date Transfer Acquired:	
Flood Zone:		Personal Property:	Vesting:	
Zoning Code:		Fixtures:	Year Built:	
Taxability Code:		Inventory:	Year Last Modified:	
Tax Rate:	1.143514	Exemptions		
Auditor Tax Rate:	1.096128	Homeowner:	Square Footage	
Bill #:	2024004735436	Inventory:	Land: 397703	
Issue Date:		Personal Property:	Improvements:	
		Religious:		
		All Other:	Tax Defaulted:	
		Net Taxable Value: 1,160,583.00	Total Tax:	13,271.44

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

DOC # 2015-0489775
11/06/2015 02:49 PM Fees: \$31.00
Page 1 of 3
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

**This document was electronically submitted
to the County of Riverside for recording**
Received by: SOPHIA #466

(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: Hoylecohen, LLC, a Delaware limited liability
company, its manager

By: Mark Delfino
Name: Mark Delfino
Its: Managing Member Manager

DOCS 121014-000001/2385762.1

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 Delfino, 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)

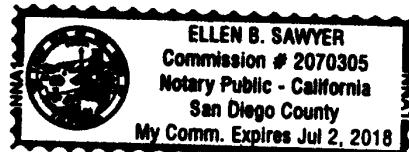


Exhibit "A"

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.