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Fidelity National Title®

Los Angeles County

**CAROLE TAM
COLDWELL BANKER GEORGE REALTY
660 W HUNTINGTON DR
ARCADIA, CA 91007**

Property Address: ***40TH STW VIC AVE E14
LANCASTER, CA 93536***

Assessor's Parcel #: ***3117-015-014***

**Especially Prepared by
Fidelity National Title Company
and:**

NICOLE MENARD

This title information has been furnished without charge by Fidelity National Title Company 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 a courtesy only and Fidelity National Title Company is not responsible for any errors, whether or not caused by Fidelity National Title Company negligence. If you require protection against errors, you must obtain a Title Policy.



Property Information

Primary Owner : PENG CHUN HAO
Secondary Owner : HUANG SHU JU
Site Address : 40TH STW VIC AVE E14
LANCASTER, CA 93536-
Mailing Address : 209-2 5TH FL CHUNG SHAN RD SEC 7 TAIPEI
N/A
Assessor Parcel Number : 3117-015-014
CountyName : Los Angeles
Tax Account ID :
Phone : N/A
Census Tract : 9009.00
Housing Tract Number : N/A
Lot Number : 1,2
Page Grid : -
Legal Description : Lot: 1,2 ; Abbreviated Description: LOT:1,2 SEC/TWN/RNG/MER:SEC 30
TWN 08N RNG 12W THAT PART (EX OF ST) OF LOTS 1 AND 2 IN S 1/2
OF S 1/2 OF N 1/2 OF SW 1/4 OF SW 1/4 OF SEC 30 T 8N R 12W

Property Characteristics

Bedrooms : 0	Year Built : N/A	Square Feet : 0
Bathrooms : 0.0	Garage : N/A	Lot size : 4.817 AC
Partial Bath : 0	Fireplace : N/A	Number of Units : 0
Total Rooms : 0	Pool/Spa : N	Use Code : Industrial-Vacant Land
Zoning : LRMPD*		

Sale/Loan Information

Transfer Date : 08/29/2013	Document # : 13-1269377
Transfer Value : \$58,500	Cost/Sq Feet : N/A
First Loan Amt : N/A	Lender :

Assessment/Tax Information

Assessed Value : \$143,146	Tax Amount : \$1,761.31
Land Value : \$143,146	Tax Status : Current
Improvement Value : \$0	Tax Rate Area : 9-926
Percent Improvement : 0 %	Homeowner Exemption : N



Prior Transfer

Recording Date:	08/29/2013	Document #:	13-1269377
Price:	\$58,500	Document Type:	Grant Deed
First TD:		Type of Sale:	*
Lender Name:			
Buyer Name:	PENG, CHUNG HAO; HUANG, SHU JU		
Buyer Vesting:	Joint Tenancy		
Sell Name:	ACEH CAPITAL LLC,		
City/Muni/Twp:	SHIH LIN DIST TAIPEI TAIWAN 11		
Legal:	SEC/TWN/RNG/MER:S2S2N2SW4SW4 S30T08NR12W SBB&M		

Prior Transfer

Recording Date:	07/02/2013	Document #:	13-0976039
Price:		Document Type:	Grant Deed
First TD:		Type of Sale:	
Lender Name:			
Buyer Name:	ACEH CAPITAL LLC,		
Buyer Vesting:			
Sell Name:	PAZ, MARILOU D; ROBERT J PAZ & MARILOU D PAZ LIVING TRUS,		
City/Muni/Twp:	SAN MATEO		
Legal:	CITY:UNINCORPORATED SEC/TWN/RNG/MER:S2S2N2SW4SW4 S30T08NR12W SBB&M		

Prior Transfer

Recording Date:	12/22/2003	Document #:	03-3841130
Price:		Document Type:	Intrafamily Transfer & Dissolution
First TD:		Type of Sale:	Non-Arms Length Transfer
Lender Name:			
Buyer Name:	TAMAYO, CONCHITA E; CONCHITA E TAMAYO REVOCABLE TRUST,		
Buyer Vesting:	Revocable Trust		
Sell Name:	TAMAYO, CONCHITA E		
City/Muni/Twp:	MILPITAS		
Legal:	SEC/TWN/RNG/MER:S2S2N2SW4SW4 S30T08NR12W SBM		

Prior Transfer

Recording Date:	12/01/2003	Document #:	03-3601163
Price:		Document Type:	Intrafamily Transfer & Dissolution
First TD:		Type of Sale:	Non-Arms Length Transfer
Lender Name:			
Buyer Name:	PAZ, MARILOU D; ROBERT J & MARILOU D PAZ LIVING TRUST,		
Buyer Vesting:	Living Trust		
Sell Name:	PAZ, MARILOU D; JOSEFINA E DELOSSANTOS FAMILY TRUST,		
City/Muni/Twp:			
Legal:	CITY:UNINCORPORATED SEC/TWN/RNG/MER:S2S2N2SW4SW4 S30T08NR12W SBM		

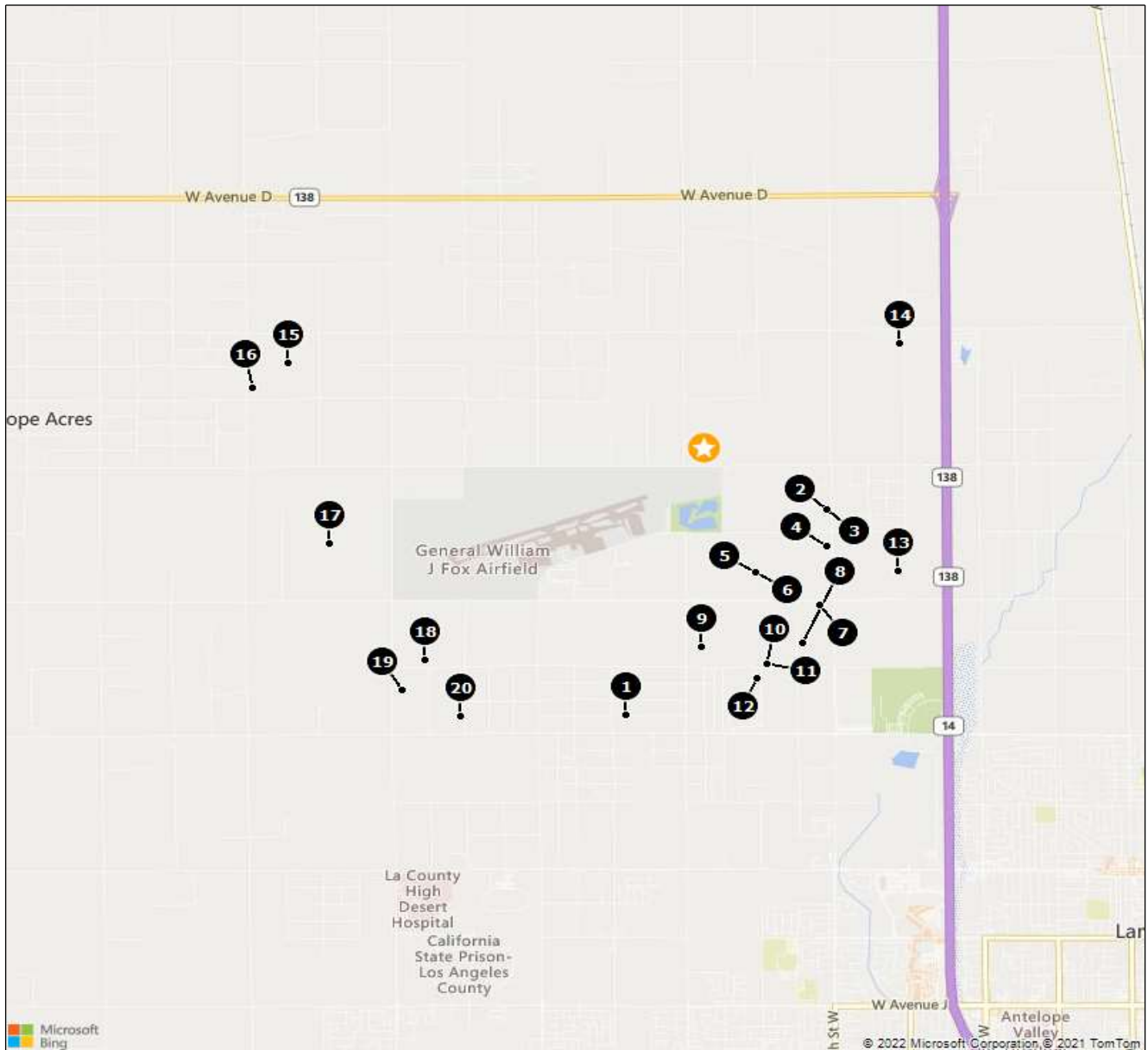
Prior Transfer

Recording Date:	12/01/2003	Document #:	03-3601162
Price:		Document Type:	ST
First TD:		Type of Sale:	Non-Arms Length Transfer
Lender Name:			
Buyer Name:	PAZ, MARILOU D		
Buyer Vesting:			
Sell Name:	JOSEFINA E DELOSSANTOS FAMILY TRUST, ; DELOSSANTOS, JOSEFINA E		
City/Muni/Twp:	PASADENA		
Legal:	CITY:UNINCORPORATED SEC/TWN/RNG/MER:S2S2N2SW4SW4 S30T08NR12W SBM		

Prior Transfer

Recording Date:	03/04/1994	Document #:	94-0444625
Price:		Document Type:	Quit Claim Deed
First TD:		Type of Sale:	
Lender Name:			
Buyer Name:	DELOSSANTOS, JOSEFINA E		
Buyer Vesting:	Family Trust		
Sell Name:	DELOSSANTOS, JOSEFINA E		
City/Muni/Twp:	MILPITAS		
Legal:	SEC/TWN/RNG/MER:S2S2N2SW4SW4 S30T03NR12W SBM		

**40TH STW VIC AVE E14
LANCASTER, CA 93536-**



1. Vic Ave G14 45th Stw	06/22/2022	\$30,000	11. Vic Ave G8 32nd Stw	07/11/2022	\$117,000
2. 30th Stw Vic Ave F5	04/04/2022	\$24,000	12. Vic 35th Stw Aave G8	04/14/2022	\$23,000
3. 30th Stw Vic Ave F5	05/05/2022	\$60,000	13. Vic Ave F10 24th Stw	06/24/2022	\$80,000
4. Cor 30th Stw Ave F10	06/16/2022	\$55,000	14. Cor 25th Stw Ave E2	06/29/2022	\$117,500
5. Cor Ave F10 Ave G	05/04/2022	\$140,000	15. Cor Ave E4 Drt 67th Stw	03/21/2022	\$88,000
6. Cor Ave F10 Ave G	03/17/2022	\$29,000	16. Cor 70th Stw Pav Vic Ave	06/30/2022	\$19,000
7. Ave G Vic 30th Stw	04/12/2022	\$75,000	17. 65th W Ave F8	07/15/2022	\$62,000
8. Ave G4 Vic Great Western	06/01/2022	\$100,000	18. Vic Ave G8 58th Stw	05/25/2022	\$65,000
9. Ave G6 Vic 40th Stw	05/24/2022	\$48,000	19. 60th Stw Pav Vic Ave G1	06/16/2022	\$60,000
10. Vic Ave G8 32nd Stw	04/13/2022	\$48,000	20. Vic 55th Stw Ave G14	04/21/2022	\$70,000



Criteria Selected:

Searched by Radius: 5 miles
 Maximum Bathrooms: 99 Minimum Bathrooms: 0
 Land Use: Same as Subject
 Date Range: 08/21/2021 to 08/16/2022

Area Sales Analysis

	Low	Median	High
Bedrooms:	0	0	0
Baths:	0	0	0
Lot Size:	0	0	0
Living Area (SqFt):	0	0	0
Sale Price:	\$19,000	\$62,500	\$140,000
Year Built:	0	0	0
Age:	2022	2022	2022

Subject Property

Sale Date: 08/29/2013 **Year Built:** N/A **Price:** \$58,500 **Pool:** N
Lot Size: 4.82 AC **Square Feet:** N/A **\$/SF:** N/A **BR/Bth:** 0/0.0

Comparable Sales Data

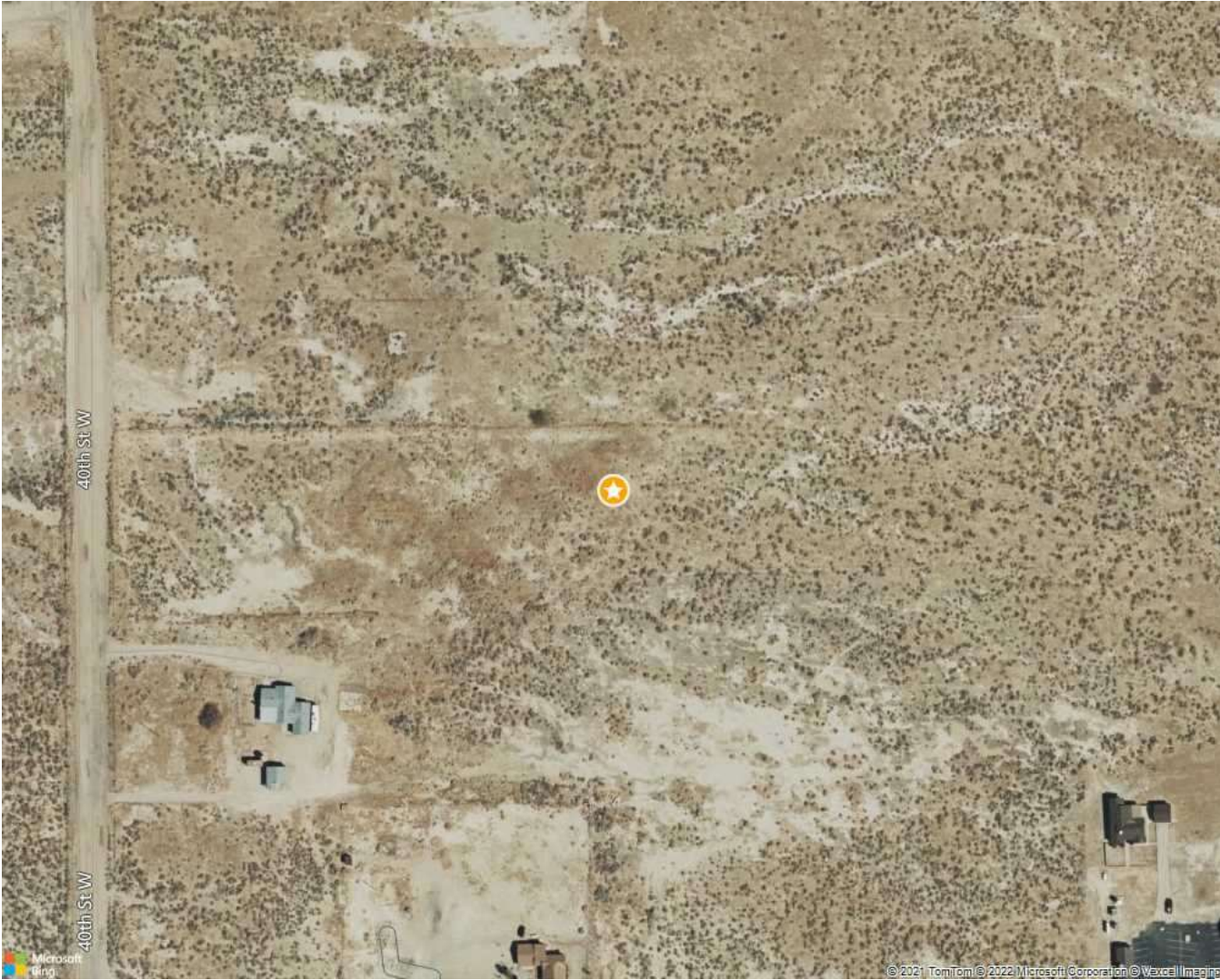
No.	Address	Date	Price	Loan	\$/SF	SqFt	BR/Bth	Year Built	Lot Size	Pool
1	VIC AVE G14 45TH STW LANCASTER, CA 93536	06/22/2022	\$30,000	\$0	\$0	0	0	0	1.27 AC	N/A
Owner: VELUR PROPERTIES LLC		Seller: WILLIAM WEI CHANG, JAMES B CHANG								
APN: 3105-019-075		Document #: 22-0652634								
Legal: Abbreviated Description:STR: SE4S2NW4SW4SE4 S01T07NR13W SBBM City/Muni/Twp:LANCASTER										
Land Use: Industrial-Vacant Land		Located approximately 2.06 miles from subject property.								
2	30TH STW VIC AVE F5 LANCASTER, CA 93536	04/04/2022	\$24,000	\$0	\$0	0	0	0	1.07 AC	N/A
Owner: VELUR PROPERTIES LLC		Seller: RAFAEL VILLARAZA DE GUZMAN, GLORIA								
APN: 3107-001-014		Document #: 22-0368654								
Legal: Sec/Twnship/Range:N2SE4NE4SE4NE4 S31T08NR12W SBB City/Muni/Twp:LANCASTER										
Land Use: Industrial-Vacant Land		Located approximately 0.96 miles from subject property.								
3	30TH STW VIC AVE F5 LANCASTER, CA 93536	05/05/2022	\$60,000	\$0	\$0	0	0	0	1.07 AC	N/A
Owner: EQUITY TRUST COMPANY, JINGFENG		Seller: VELUR PROPERTIES LLC								
APN: 3107-001-014		Document #: 22-0489794								
Legal: Abbreviated Description:STR: N2SE4NE4SE4BNE4 S31T08NR12E SBBM City/Muni/Twp:LANCASTER										
Land Use: Industrial-Vacant Land		Located approximately 0.96 miles from subject property.								
4	COR 30TH STW AVE F10 LANCASTER, CA 93536	06/16/2022	\$55,000	\$0	\$0	0	0	0	2.79 AC	N/A
Owner: TLANYOU WU, BANGYA MA		Seller: HSIA YIN KARIN KONG, KONG FAMILY								
APN: 3107-005-006		Document #: 22-0638307								
Legal: Lot:42 Map Ref:MB 66 PG 27&28Sec/Twnship/Range:S31T08NR12W SBM City/Muni/Twp:LANCASTER										
Land Use: Industrial-Vacant Land		Located approximately 1.12 miles from subject property.								

Comparable Sales Data

No.	Address	Date	Price	Loan	\$/SF	SqFt	BR/Bth	Year Built	Lot Size	Pool
5	COR AVE F10 AVE G LANCASTER, CA 93536	05/04/2022	\$140,000	\$0	\$0	0	0	0	3.79 AC	N/A
	Owner: MATTHEW D SANCHEZ, THE AVENUE F 12 APN: 3107-008-003 Legal: Lot:9 Map Ref:MB 69 PG 4-7City/Muni/Twp:LANCASTER Land Use: Industrial-Vacant Land									
	Seller: VELUR PROPERTIES LLC Document #: 22-0483684									
	Located approximately 0.98 miles from subject property.									
6	COR AVE F10 AVE G LANCASTER, CA 93536	03/17/2022	\$29,000	\$0	\$0	0	0	0	3.79 AC	N/A
	Owner: VELUR PROPERTIES LLC APN: 3107-008-003 Legal: Map Ref:MB 69 PG 4-7City/Muni/Twp:LANCASTER Land Use: Industrial-Vacant Land									
	Seller: LINDA LOUISE CAYCE, LIVING TR OF Document #: 22-0307643									
	Located approximately 0.98 miles from subject property.									
7	AVE G VIC 30TH STW LANCASTER, CA 93536	04/12/2022	\$75,000	\$0	\$0	0	0	0	1.72 AC	N/A
	Owner: CHELSEA CLAPHAM, LANCASTER APN: 3107-010-005 Legal: Lot:27 Map Ref:MB 69 PG 4-7City/Muni/Twp:LANCASTER Land Use: Industrial-Vacant Land									
	Seller: LESTER S TAN, CAROLYN O TAN Document #: 22-0404332									
	Located approximately 1.41 miles from subject property.									
8	AVE G4 VIC GREAT WESTERN LANCASTER, CA 93536	06/01/2022	\$100,000	\$0	\$0	0	0	0	5.33 AC	N/A
	Owner: DAVID LEVENTHAL, THE AVENUE G TITLE APN: 3107-021-004 Legal: Lot:108 Map Ref:MB 69 PG 4-7City/Muni/Twp:LANCASTER Land Use: Industrial-Vacant Land									
	Seller: WEI HAO DU Document #: 22-0584566									
	Located approximately 1.60 miles from subject property.									
9	AVE G6 VIC 40TH STW LANCASTER, CA 93536	05/24/2022	\$48,000	\$0	\$0	0	0	0	2.6 AC	N/A
	Owner: VELUR PROPERTIES LLC APN: 3107-023-019 Legal: Lot:7 Map Ref:MB 71 PG 21City/Muni/Twp:LANCASTER Land Use: Industrial-Vacant Land									
	Seller: AVENUE G LLC Document #: 22-0555798									
	Located approximately 1.48 miles from subject property.									
10	VIC AVE G8 32ND STW LANCASTER, CA 93536	04/13/2022	\$48,000	\$0	\$0	0	0	0	2.51 AC	N/A
	Owner: VELUR PROPERTIES LLC APN: 3107-024-030 Legal: Sec/Twnship/Range:SW4NE4 S06T07NR12W SBBM City/Muni/Twp:LANCASTER Land Use: Industrial-Vacant Land									
	Seller: AVENUE G LLC Document #: 22-0409647									
	Located approximately 1.66 miles from subject property.									
11	VIC AVE G8 32ND STW LANCASTER, CA 93536	07/11/2022	\$117,000	\$0	\$0	0	0	0	2.51 AC	N/A
	Owner: EQUITY TRUST COMPANY CUSTODIAN, APN: 3107-024-030 Legal: Sec/Twnship/Range:SW4NE4 S06T07NR12W SBBM City/Muni/Twp:LANCASTER Land Use: Industrial-Vacant Land									
	Seller: VELUR PROPERTIES LLC Document #: 22-0708986									
	Located approximately 1.66 miles from subject property.									
12	VIC 35TH STW AAVE G8 LANCASTER, CA 93536	04/14/2022	\$23,000	\$0	\$0	0	0	0	1.26 AC	N/A
	Owner: DEMEON K DORSEY, TINAMARIA YORK APN: 3107-025-102 Legal: Sec/Twnship/Range:NE4S2NE4NE4SW4 S06T07NR12W SBM City/Muni/Twp:LANCASTER Land Use: Industrial-Vacant Land									
	Seller: AVENUE G LLC Document #: 22-0415058									
	Located approximately 1.75 miles from subject property.									

Comparable Sales Data

No.	Address	Date	Price	Loan	\$/SF	SqFt	BR/Bth	Year Built	Lot Size	Pool
13	VIC AVE F10 24TH STW LANCASTER, CA 93536	06/24/2022	\$80,000	\$0	\$0	0	0	0	5.06 AC	N/A
	Owner: VELUR PROPERTIES LLC APN: 3114-010-057 Legal: Sec/Twnship/Range:N2NE4SE4SW4 S32T08NR12W SBBM City/Muni/Twp:LANCASTER Land Use: Industrial-Vacant Land									Located approximately 1.62 miles from subject property.
14	COR 25TH STW AVE E2 LANCASTER, CA 93536	06/29/2022	\$117,500	\$0	\$0	0	0	0	2.52 AC	N/A
	Owner: LIN HE, PING WANG APN: 3117-008-009 Legal: Lot:9 Map Ref:MB 1 PG 34-37City/Muni/Twp:LANCASTER Land Use: Industrial-Vacant Land									Located approximately 1.55 miles from subject property.
15	COR AVE E4 DRT 67TH STW LANCASTER, CA 93536	03/21/2022	\$88,000	\$0	\$0	0	0	0	2.49 AC	N/A
	Owner: ROBERT MATLOCK, THAO LY MATLOCK APN: 3201-017-008 Legal: Lot:28 Map Ref:MB 73 G 45-48City/Muni/Twp:LANCASTER Land Use: Industrial-Vacant Land									Located approximately 2.92 miles from subject property.
16	COR 70TH STW PAV VIC AVE LANCASTER, CA 93536	06/30/2022	\$19,000	\$0	\$0	0	0	0	2.11 AC	N/A
	Owner: VELUR PROPERTIES LLC APN: 3201-020-001 Legal: Lot:49 Map Ref:MB 73 PG 45-48City/Muni/Twp:LANCASTER Land Use: Industrial-Vacant Land									Located approximately 3.12 miles from subject property.
17	65TH W AVE F8 LANCASTER, CA 93534	07/15/2022	\$72,000	\$0	\$0	0	0	0	10.03 AC	N/A
	Owner: VELUR PROPERTIES LLC APN: 3268-011-005 Legal: Sec/Twnship/Range:NW4NW4SE4 S31T08NR13W SBBM City/Muni/Twp:LANCASTER Land Use: Industrial-Vacant Land									Located approximately 2.67 miles from subject property.
18	VIC AVE G8 58TH STW LANCASTER, CA 93536	05/25/2022	\$65,000	\$0	\$0	0	0	0	4.92 AC	N/A
	Owner: VELUR PROPERTIES LLC APN: 3269-005-010 Legal: Sec/Twnship/Range:S2E2E2W2S2NW4 S02T07NR13W SBBM City/Muni/Twp:LANCASTER Land Use: Industrial-Vacant Land									Located approximately 2.48 miles from subject property.
19	60TH STW PAV VIC AVE G1 LANCASTER, CA 93536	06/16/2022	\$60,000	\$0	\$0	0	0	0	4.79 AC	N/A
	Owner: VELUR PROPERTIES LLC APN: 3269-007-003 Legal: Sec/Twnship/Range:N2SW4NW4SW4 S02T07NR13W SBBM City/Muni/Twp:LANCASTER Land Use: Industrial-Vacant Land									Located approximately 2.74 miles from subject property.
20	VIC 55TH STW AVE G14 LANCASTER, CA 93536	04/21/2022	\$70,000	\$0	\$0	0	0	0	1.26 AC	N/A
	Owner: RAUL MARAVILLA, MARIA ESTELA NAREDO APN: 3269-008-026 Legal: Sec/Twnship/Range:S2SE4NE4SW4SW4 S2T07NR13E SBBM City/Muni/Twp:LANCASTER Land Use: Industrial-Vacant Land									Located approximately 2.60 miles from subject property.



**40TH STW VIC AVE E14
LANCASTER, CA 93536-**

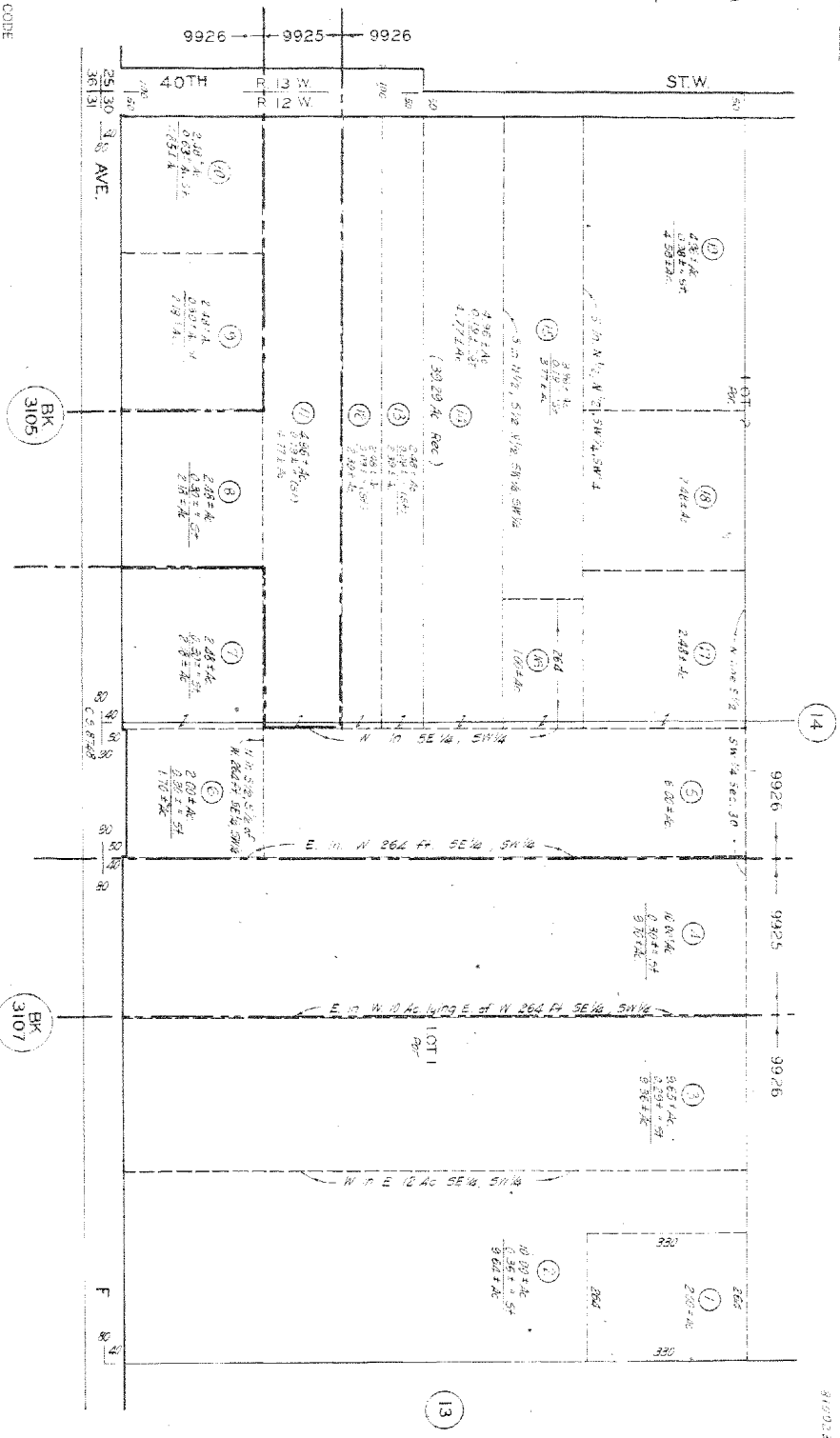
3117 15
SCALE 1" = 200'

CODE
9925
9926

NO. 1260 FOR TREE ASSGMT SEE 3106-53

T. 8 N., R. 12 W

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



724154246
11/23/2025
11/23/2025
11/23/2025
11/23/2025
11/23/2025

Tax Search



Los Angeles, California
Searched: 3117-015-014
 Non-Order Search

Tax Year: 2021-2022
 Tax Cover: 08/05/2022
 Searched By: MICHAEL TAPIA
 Searched On: 8/16/2022 12:12 PM

Company: FIDELITY NATIONAL TITLE | LONG BEACH - (FNFSTR) | 03 | CRN: 00036-00022

APN:	3117-015-014
Described As:	THAT PART (EX OF ST) OF LOTS 1 AND 2IN S 1/2 OF S 1/2 OF N 1/2 OF SW 1/4 OF SW 1/4 OF SECTION 30 TOWNSHIP 8N RANGE 12
Address:	VAC/40TH STW/VIC AVE E14
City:	LANCASTER
Billing Address:	5TH FL CHUNG SHAN N RD SEC 7 TAIPEI TAIWAN 99999
Assessed Owner(s):	PENG,CHUN HAO HUANG,SHU JU
Search As:	Tax ID 3117-15 of Parcel 14
Mailing Name(s):	5F SECTION 7

Tax Rate Area:	09926	Value	Conveyance Date:
Use Code:	300V	Land:	143,146.00
INDUSTRIAL - VACANT LAND		Improvements:	
Region Code:	SYLMAR	Personal Property:	
Flood Zone:		Fixtures:	
Zoning Code:	LRMPD*	Inventory:	
Taxability Code:		Exemptions	
Tax Rate:	1.230429 %	Homeowner:	
Bill #:		Inventory:	
Issue Date:	10/15/2021	Personal Property:	
		Religious:	
		All Other:	
		Net Taxable Value:	143,146.00
			1,761.31

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	880.66	0.00	12/10/2021	PAID	12/13/2021	0.00
2nd	880.65	0.00	04/10/2022	PAID	12/13/2021	0.00
					Total Balance:	0.00

Bonds: 0	Parcel Changed:	Sold to State: 0	Mello-Roos: N	NSF: N
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Account	Special Lien Description	Amount
00744	LOS ANGELES COUNTY FIRE DEPARTMENT	23.83

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

*** END OF REPORT ***

This page is part of your document - DO NOT DISCARD



20131269377



Pages:
0003

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

08/29/13 AT 08:00AM

FEES:	52.00
TAXES:	64.35
OTHER:	0.00
PAID:	116.35

PCOR SURCHARGE \$20.00



LEADSHEET



201308290300029

00008234511



005738919

SEQ:
24

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

t97

E321952

RECORDING REQUESTED BY
LAWYERS TITLE

08/29/2013



20131269377

2

WHEN RECORDED MAIL TO:

Chun Hao Peng and Shu Ju Huang
5F, 209-2, Section 7, Chung-Shan N. Rd.
Shih Lin Dist., Taipei, TAIWAN 111

MAIL TAX STATEMENT TO

SPACE ABOVE THIS LINE FOR RECORDER'S USE

31

Chun Hao Peng
5F, 209-2, Section 7, Chung-Shan N. Rd.
Shih Lin Dist., Taipei TAIWAN 111

Documentary Transfer Tax: \$64.35
 Computed on full value of property conveyed,
Or computed on full value less value of liens or
encumbrances remaining at time of sale

215533970

AR#: 9308
Escrow AC16665
APN: 3117-015-014
Situs: VAC/40TH STW/VIC AVE E14 LANCASTER CA

Signature of the declarer or agent
determining the tax - Firm Name

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ACEH Capital, LLC, a California limited liability company, does hereby GRANT to **Chun Hao Peng and Shu Ju Huang, as husband and wife, as joint tenants,** as to an undivided 100.00% interest in and to the following described real property in the Los Angeles County, State of California:

See Exhibit "A" for legal description, attached hereto and made a part hereof.

Dated: August 16^{ccw} 2013

ACEH Capital, LLC

Chen C. Wang, Member

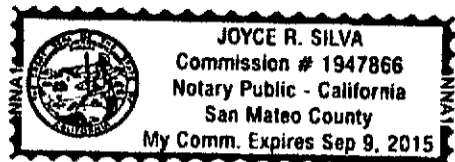
STATE OF CALIFORNIA
COUNTY OF SAN MATEO

On August 16st 2013, before me, **Joyce R. Silva**, a Notary Public in and for said County and State, personally appeared **Chen C. Wang**, who proved to me upon 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 law of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

Notary Public



Mail Tax Statements to Return Address Above

24

Exhibit "A"

3

All that certain real property situated in the Los Angeles County, State of California, described as follows:

The South half of the South half of the North half of the Southwest Quarter of the Southwest Quarter of Section 30, Township 8 North, Range 12 West, San Bernardino Base and Meridian, in the County of Los Angeles, State of California, according to the Official Plat of said land.
Assessor's Parcel Number: 3117-015-014