

Phone (800) 718-4853

Prepared For:
Todd Wohl
Braun Co.
438 Pacific Coast Hwy
Hermosa Beach, CA 90254

Property Profile

Property Address: **VIC AVE H6 165 STE**
LANCASTER, CA 93535

Assessor's Parcel No: **3358-009-093**

Title Representative: **LARRY CHRISTIAN / GARY BREGMAN**



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10/16/2025 08:25:00 AM

Customer Service Rep: Tom De



Property Information

Primary Owner : ESCOTO MEGHAN
Secondary Owner : BARRY SAPHILOFF TRUST
Site Address : VIC AVE H6 165 STE
LANCASTER, CA 93535-
Mailing Address : 918 CLEARVIEW ST
TEHACHAPI, CA 93561-2353
Assessor Parcel Number : 3358-009-093
Census Tract : 9006.02
Housing Tract Number : N/A
Lot Number : N/A
Page Grid : -
Legal Description : Abbreviated Description: SEC/TWN/RNG/MER:SEC 09 TWN 07N RNG 09W
*SW 1/4 OF SE 1/4 OF NW 1/4 OF NE 1/4 OF SEC 9 T 7N R 9W

Property Characteristics

Bedrooms : 0	Year Built : N/A	Square Feet : 0
Bathrooms : 0.0	Garage : N/A	Lot size : 2.507 AC
Partial Bath : 0	Fireplace : N/A	Number of Units : 0
Total Rooms : 0	Pool/Spa : N	Use Code : Agricultural-Unimproved Vacant Land
Zoning : LCA11*		

Sale Information

Transfer Date :	Document # :
Transfer Value : N/A	Cost/Sq Feet : N/A

Assessment/Tax Information

Assessed Value : \$12,417	Tax Amount : \$181.06
Land Value : \$12,417	Tax Status : Current
Improvement Value : \$0	Tax Rate Area : 3-449
Percent Improvement : 0 %	Homeowner Exemption : N



Tax Search



Los Angeles, California
Searched: 3358-009-093
Non-Order Search

Tax Year: 2025-2026
Tax Cover: 10/13/2025
Searched By: TOM DEBRULER
Searched On: 10/16/2025 11:24 AM

Company: OLD REPUBLIC TITLE COMPANY | GLENDALE | 11 | CRN: 00070-00021

Customer Service Request Only

Information is sourced from public records and is deemed reliable, but is not guaranteed.

APN:	3358-009-093
Described As:	*SW 1/4 OF SE 1/4 OF NW1/4 OF NE 1/4 OF SEC 9 T 7N R 9W
Address:	VAC/VIC AVE H6/165 STE
City:	UNINCORPORATED - COUNTY OF LOS ANGELES
Billing Address:	918 CLEARVIEW ST TEHACHAPI CA 93561
Assessed Owner(s):	ESCOTO,MEGHAN TR BARRY SAPHILOFF TRUST
Search As:	Tax ID 3358-9 of Parcel 93

Tax Rate Area:	03449	Value	Conveyance Date:
Use Code:	580V	Land:	Conveying Instrument:
DRY FARM - DESERT		Improvements:	Date Transfer Acquired:
Region Code:	ANTELOPE VALLEY	Personal Property:	Vesting:
Flood Zone:		Fixtures:	Year Built:
Zoning Code:	LCA11*	Inventory:	Year Last Modified:
Taxability Code:		Exemptions	
Tax Rate:	1.458162	Homeowner:	Square Footage
Auditor Tax Rate:	1.174438	Inventory:	Land:
		Personal Property:	Improvements:
		Religious:	Tax Defaulted:
		All Other:	
Bill #:		Net Taxable Value:	Total Tax:
Issue Date:	03/06/2026	12,417.00	181.06

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	90.54	9.05	04/30/2026	UNPAID		90.54
2nd	90.52	19.05	04/30/2026	UNPAID		90.52
Total Balance:						181.06

Account	Special Lien Description	Amount
00311	COUNTY LIBRARY SERVICES	35.23

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 ***



SUBJECT PROPERTY HISTORY

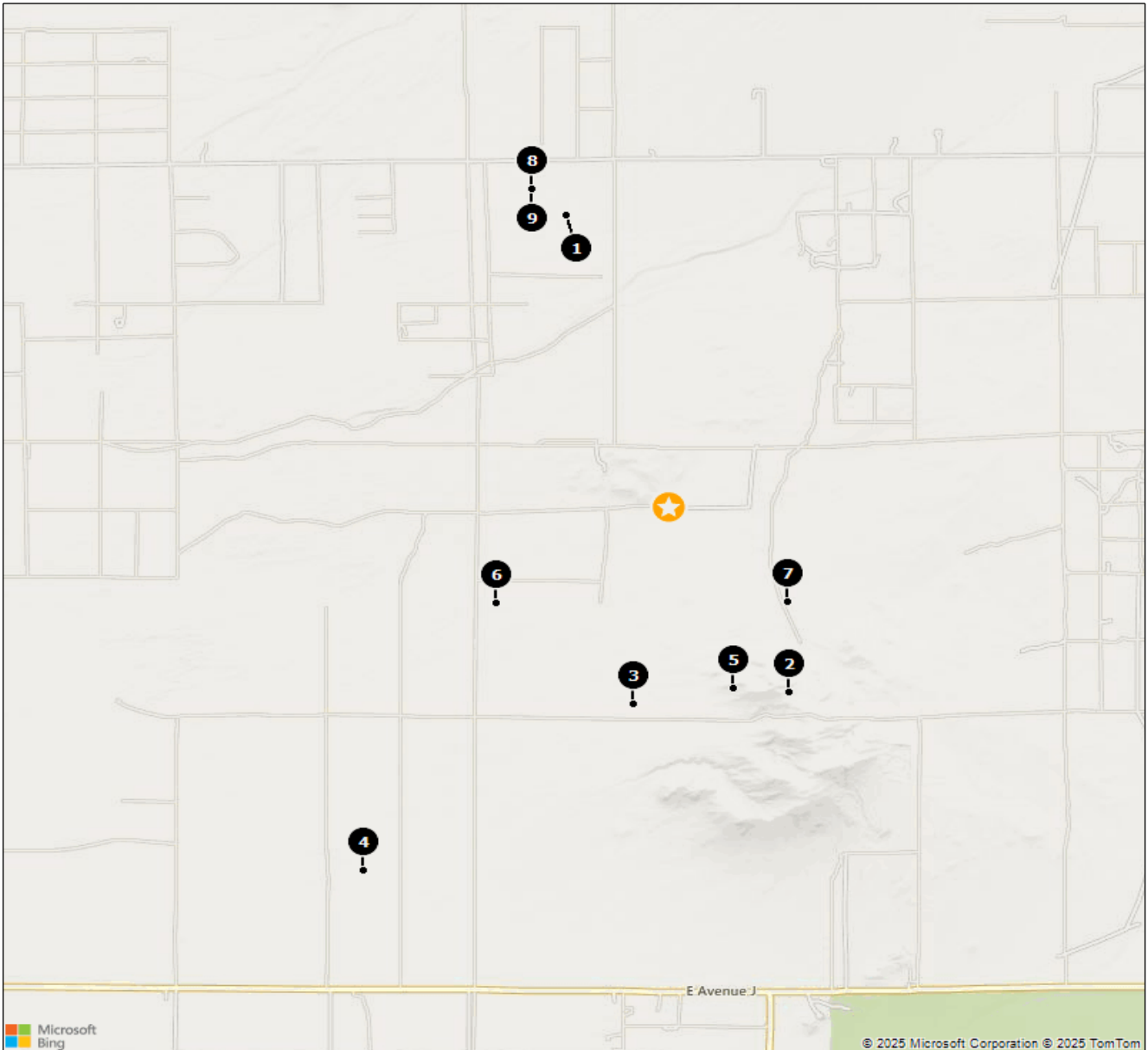
Prior Transfer

Recording Date:	03/28/2023	Document #:	23-0195507
Price:		Document Type:	Intrafamily Transfer & Dissolution
First TD:		Type of Sale:	Transfer Tax on doc. indicated as
Lender Name:			
Buyer Name:	ESCOTO, MEGHAN; SAPHILOFF, MEGHAN		
Buyer Vesting:	Living Trust		
Sell Name:	SAPHILOFF, BARRY		
City/Muni/Twp:	BEAR VALLEY SPRINGS		
Legal:	LOT:17 SUBD:RECORD OF SURVEY MAP REF:MB 61 PG 22		

Prior Transfer

Recording Date:	06/26/1980	Document #:	
Price:		Document Type:	N/A
First TD:		Type of Sale:	Price Per Public Records
Lender Name:	N/A		
Buyer Name:	N/A		
Buyer Vesting:			
Sell Name:	N/A		
City/Muni/Twp:	N/A		
Legal:	SEC/TWN/RNG/MER:SEC 09 TWN 07N RNG 09W *SW 1/4 OF SE 1/4 OF NW 1/4 OF NE 1/4 OF SEC 9 T 7N R 9W		

VIC AVE H6 165 STE
LANCASTER, CA 93535-



Address	Date	Price	SqFt	BR/Bth	Year Built	Lot Size
1. Vic Ave G4 165 Ste, Lancaster	05/05/2025	\$11,500	0	0		2.643
2. Vic Ave I 170 Ste, Lancaster	04/28/2025	\$1,500	0	0		2.584
3. Cor Ave I Drt 165 Ste, Lancaster	03/25/2025	\$16,000	0	0		4.367
4. Vic Ave I8 155 Ste, Lancaster	01/27/2025	\$21,500	0	0		20.794
5. Ave H12 Vic 165th Ste, Lancaster	01/23/2025	\$33,500	0	0		39.558
6. 160 Ste Drt Vic Ave H8, Lancaster	01/16/2025	\$7,381	0	0		2.535
7. Vic Ave H8 170th Ste, Lancaster	10/09/2024	\$25,000	0	0		10.336
8. Vic Ave G 160 Ste, Lancaster	08/02/2024	\$8,000	0	0		2.746

9. Vic Ave G 160 Ste, Lancaster	07/16/2024	\$3,000	0	0	2.746
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Criteria Selected:

Searched by Radius: 1 Mile
 Date Range: 4/24/2024 to 10/16/2025
 Land Use: Same as Subject

Area Sales Analysis

	Low	Median	High
Bedrooms:	0	0	0
Baths:	0	0	0
Lot Size:	3	3	40
Living Area (SqFt):	0	0	0
Sale Price:	\$1,500	\$11,500	\$33,500
Year Built:	0	0	0
Age:	0	0	0

Subject Property

Sale Date: N/A **Year Built:** N/A **Price:** N/A **Pool:** N
Lot Size: 2.51 AC **Square Feet:** N/A **\$/SF:** N/A **BR/Bth:** 0/0.0

Comparable Sales Data

No.	Address	Date	Price	\$/SF	SqFt	BR/Bth	Year Built	Lot Size	Pool
1	VIC AVE G4 165 STE LANCASTER, CA 93535	05/05/2025	\$11,500	\$0	0	0		2.64 AC	N/A
Owner: CORNEJO, JAVIER ADONIS LOPEZ; LOPEZ Seller: EAGLE DESERT VISTA CORPORATION, APN: 3358-007-051 Document #: 25-0291845 Legal: Sec/Twnship/Range: NW4 S04T07NR09W Abbreviated Description: PORTION LOT2 Land Use: Agricultural-Unimproved Vacant Land Located approximately 1.14 miles from subject property.									
2	VIC AVE I 170 STE LANCASTER, CA 93535	04/28/2025	\$1,500	\$0	0	0		2.58 AC	N/A
Owner: GUITIERREZ, NAPOLES Seller: FREEMAN, DEBORAH ANN APN: 3350-014-049 Document #: 25-0275787 Legal: Sec/Twnship/Range: N2S2SW4SW4SW4 S10T07NR09W Land Use: Agricultural-Unimproved Vacant Land Located approximately 0.80 miles from subject property.									
3	COR AVE I DRT 165 STE LANCASTER, CA 93535	03/25/2025	\$16,000	\$0	0	0		4.37 AC	N/A
Owner: PHELPS, SINDA Seller: KIEFERLAND LLC, APN: 3358-009-028 Document #: 25-0189708 Legal: Sec/Twnship/Range: S2S2W2W2W2SE4 S09T07NR09W SBBM City/Muni/Twp: UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land Located approximately 0.74 miles from subject property.									
4	VIC AVE I 8 155 STE LANCASTER, CA 93535	01/27/2025	\$21,500	\$0	0	0		20.79 AC	N/A
Owner: RIVERA, DAISY VERONICA Seller: BEALE, CHRISTOPHER P; BALLENGER, APN: 3358-013-012 Document #: 25-0050961 Legal: Sec/Twnship/Range: N2NW4SE4 S17T07NR09W SBM City/Muni/Twp: UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land Located approximately 1.71 miles from subject property.									

Comparable Sales Data

No.	Address	Date	Price	\$/SF	SqFt	BR/Bth	Year Built	Lot Size	Pool
5	AVE H12 VIC 165TH STE LANCASTER, CA 93535	01/23/2025	\$33,500	\$0	0	0		39.56 AC	N/A
Owner: GOVINDARAJ, RAJKUMAR; NARASIMHAN, APN: 3358-009-033 Legal: Sec/Twnship/Range:SE4SE4 S09T07NR09W SBBM City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land		Seller: BENINK, ERIC J Document #: 25-0044830 Located approximately 0.71 miles from subject property.							
6	160 STE DRT VIC AVE H8 LANCASTER, CA 93535	01/16/2025	\$7,381	\$0	0	0		2.54 AC	N/A
Owner: DEKLE, ELVIN R APN: 3358-009-069 Legal: Sec/Twnship/Range:W2N2S2N2NW4SW4 S09T07NR09W SBBM City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land		Seller: WPL HOLDINGS LLC, Document #: 25-0032785 Located approximately 0.69 miles from subject property.							
7	VIC AVE H8 170TH STE LANCASTER, CA 93535	10/09/2024	\$25,000	\$0	0	0		10.34 AC	N/A
Owner: VALENZUELA, HUGO ROLANDO SOLARES; APN: 3350-014-007 Legal: Sec/Twnship/Range:NW4NW4 S10T07NR09W SBBM City/Muni/Twp:UNINCORPORATED Land Use: Agricultural-Unimproved Vacant Land		Seller: HAREL, REUVEN; THE REUVEN HAREL Document #: 24-0690179 Located approximately 0.54 miles from subject property.							
8	VIC AVE G 160 STE LANCASTER, CA 93535	08/02/2024	\$8,000	\$0	0	0		2.75 AC	N/A
Owner: LIMA, LILIANA APN: 3358-007-025 Legal: Sec/Twnship/Range:NW4 S04T07NR09W SBM Land Use: Agricultural-Unimproved Vacant Land		Seller: HOME EQUITY OPTIONS LLC, Document #: 24-0517370 Abbreviated Description:PORTION LOT2 Located approximately 1.27 miles from subject property.							
9	VIC AVE G 160 STE LANCASTER, CA 93535	07/16/2024	\$3,000	\$0	0	0		2.75 AC	N/A
Owner: HOME EQUITY OPTIONS LLC, APN: 3358-007-025 Legal: Lot:1 Sec/Twnship/Range:NW43 S04T07NR09W Land Use: Agricultural-Unimproved Vacant Land		Seller: GOVINDARAJU, MAJORKUMAR Document #: 24-0467294 Abbreviated Description:PORTION LOT2 Located approximately 1.27 miles from subject property.							



IRA SERVICES TRUST COMPANY CSTDN 170 STE DRT VIC AVE H4 STE LANCASTER, CA 93535 APN: 3358-009-067 Bedrooms: 0 Square Feet: 0 Bathrooms: 0 Year Built: Lot size: 10 Sale Date: 11/01/2013 Garage: Land Use: Agricultural-Unimproved Vacant Land	ANDERSON JULIE M 170 VIC AVE H4 HI VISTA, CA 93535 APN: 3350-013-079 Bedrooms: 0 Square Feet: 0 Bathrooms: 0 Year Built: Lot size: 3 Sale Date: 08/28/2007 Garage: Land Use: Agricultural-Unimproved Vacant Land
IMAM KHALID VIC AVE H 170 STE HI VISTA, CA 93535 APN: 3350-013-036 Bedrooms: 0 Square Feet: 0 Bathrooms: 0 Year Built: Lot size: 10 Sale Date: 01/20/2021 Garage: Land Use: Agricultural-Unimproved Vacant Land	NGUYEN HIEP T & MARY C VIC AVE H4 171 STE HI VISTA, CA 93535 APN: 3350-013-064 Bedrooms: 0 Square Feet: 0 Bathrooms: 0 Year Built: Lot size: 5 Sale Date: 04/05/1988 Garage: Land Use: Agricultural-Unimproved Vacant Land
IMAM KHALID VIC AVE H 171 STE HI VISTA, CA 93535 APN: 3350-013-037 Bedrooms: 0 Square Feet: 0 Bathrooms: 0 Year Built: Lot size: 20 Sale Date: 01/20/2021 Garage: Land Use: Agricultural-Unimproved Vacant Land	SHIN JEONG HEE VIC AVE H4 172 STE HI VISTA, CA 93535 APN: 3350-013-060 Bedrooms: 0 Square Feet: 0 Bathrooms: 0 Year Built: Lot size: 3 Sale Date: 11/18/2002 Garage: Land Use: Residential-Vacant Land
SHIN JEONG HEE VIC AVE H4 172 STE HI VISTA, CA 93535 APN: 3350-013-059 Bedrooms: 0 Square Feet: 0 Bathrooms: 0 Year Built: Lot size: 3 Sale Date: 10/26/1982 Garage: Land Use: Residential-Vacant Land	IMAM KHALID VIC AVE H 172 STE HI VISTA, CA 93535 APN: 3350-013-038 Bedrooms: 0 Square Feet: 0 Bathrooms: 0 Year Built: Lot size: 10 Sale Date: 01/20/2021 Garage: Land Use: Agricultural-Unimproved Vacant Land
BADUA JOSEFINA M VIC AVE H7 182 STE HI VISTA, CA 93535 APN: 3350-013-058 Bedrooms: 0 Square Feet: 0 Bathrooms: 0 Year Built: Lot size: 3 Sale Date: 05/25/2022 Garage: Land Use: Agricultural-Unimproved Vacant Land	GALVAN ARTHUR U & SUSAN C VIC AVE H4 182 STE HI VISTA, CA 93535 APN: 3350-013-054 Bedrooms: 0 Square Feet: 0 Bathrooms: 0 Year Built: Lot size: 3 Sale Date: 10/26/1992 Garage: Land Use: Agricultural-Unimproved Vacant Land

RECORDING REQUESTED BY

Timely Land Investments, Inc.

AND WHEN RECORDED MAIL TO

Barry Saphiloff

P.O. Box 10058

City & State
Lancaster, Ca 93534

MAIL TAX STATEMENTS TO

Barry Saphiloff

P.O. Box 10058

City & State
Lancaster, Ca 93534

88-1058998

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

4 MIN. 8 A.M. JUL 6 1988
PAST.

FEE \$25	D
A.F.N.F.	1

SURVEY MONUMENT FEE \$10. CODE 99

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Corporation Grant Deed

CAT. NO. NN00578
TO 1921 CA (2-83)

THIS FORM FURNISHED BY TIGOR TITLE INSURERS

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 7.15

(x) computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

(x) Unincorporated areas: () City of Hi-Vista Area, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Timely Land Investments, Inc.

a corporation organized under the laws of the State of California

hereby GRANTS to

Barry Saphiloff, a married man.

the following described real property in the Hi - Vista Area
County of Los Angeles, State of California:

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST
QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH,
RANGE 9 WEST, S.B.B.M.

RESERVING THEREFROM an easment of thirty-two (32) feet over the
Southerly and Westerly portions of said land, for Roadway, Public
Utilities and Sanitary Sewer Purposes.

This Deed is given in fulfillment of Agreement of Sale
Dated June 26, 1980

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instru-
ment to be executed by its President and Secretary

thereunto duly authorized
Dated June 20, 1988

Timely Land Investments, Inc.

STATE OF CALIFORNIA
COUNTY OF Los Angeles

SS.

By

Philip S. Katzor

President

By

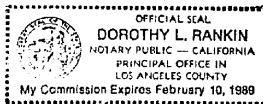
Secretary

On June 22, 1988, before me, the
undersigned Notary Public in and for said State, personally
appeared Philip S. Katzor
personally known to me or proved to me on the basis of satis-
factory evidence to be the person who executed the within
instrument as the President, and

personally known to
me or proved to me on the basis of satisfactory evidence to be the
person who executed the within instrument as the
Secretary of the Corporation that executed the within instrument
and acknowledged to me that such corporation executed the
within instrument pursuant to its by-laws or a resolution of its
board of directors.

WITNESS my hand and official seal.

Signature Dorothy L. Rankin



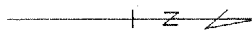
(This area for official notarial seal)

Title Order No.

Easrow or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

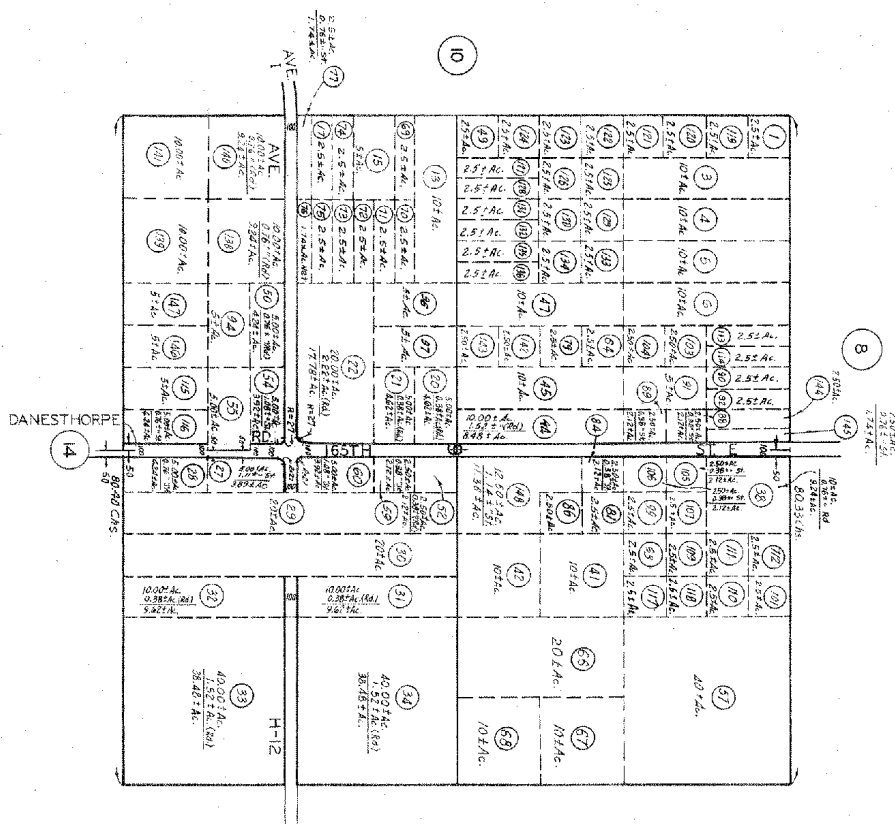
209



CODE
3449

FOR PREV. ASSMT SEE:
3163 - 13

T. 7 N., R. 9 W.



BK.
3350

[illegible]

This page is part of your document - DO NOT DISCARD



20230195507



Pages:
0004

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

03/28/23 AT 01:55PM

FEES:	40.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	115.00



LEADSHEET



202303280660009

00023309494



013989483

SEQ:
04

DAR - Courier (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

E260970

RECORDING REQUESTED BY

Barry Saphiloff

WHEN RECORDED MAIL TO

Barry Saphiloff
C/O Derryberry & Associates, LLP
41240 11TH Street West, Suite A
Palmdale, CA 93551

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

T I T L E(S)

TRUST TRANSFER DEED

Recording Requested By

Barry Saphiloff

WHEN RECORDED MAIL THIS DOCUMENT TO:
MAIL TAX STATEMENTS TO

Barry Saphiloff
918 Clearview Street
Tehachapi, California 93561

APN: 3316-008-025, 3350-020-047 and 3358-009-093

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRUST TRANSFER DEED

The undersigned Grantor declares that the following is true and correct:

- This transfer is exempt from the documentary transfer tax. This conveyance transfers an interest into or out of a Living Trust. Cal. Rev. & Tax. Code § 11930. Tax due: \$0.00.
- The property is located in the Unincorporated area of Los Angeles County.

FOR NO CONSIDERATION, GRANTORS: **Barry Saphiloff, a widower (who obtained title as a married man)**, hereby grants to **Meghan Escoto (formally known as Meghan Saphiloff)** as Trustee of **THE BARRY SAPHILOFF LIVING TRUST**, dated December 14, 2022 the following real property in the County of Los Angeles, State of California:

SEE EXHIBIT "A" ATTACHED HERETO

Commonly known as: APN: 3316-008-025, 3350-020-047 and 3358-009-093

Dated: March 10, 2023

Barry Saphiloff by *Meghan Escoto*, his attorney in fact
Barry Saphiloff By Meghan Escoto, by his Attorney in Fact. in fact

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 LOS ANGELES

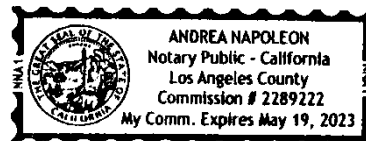
§
§

On March 10th 2023, before me, Andrea Napoleon a Notary Public, personally appeared MEGHAN ESCOTO who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the persons 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: *Andrea Napoleon* (Seal)



MAIL TAX STATEMENTS TO THE ADDRESS NOTED ABOVE

EXHIBIT A

The East Half of Parcel 17 of the unincorporated area of the County of Los Angeles, State of California, in record of survey book 61, pages 22 to 23 of record of surveys, in the office of the County Recorder of said County.

RESERVING THEREFROM an easement of thirty- two (32) feet on the northerly and fifty- five(55) feet on the easterly portions of said land, for Roadway, Public Utilities and Sanitary Sewer Purposes.

Also known as: Vacant Lot, Hi Vista, CA 93535

APN: 3316-008-025

The North half of the East half of the South half of the West half of the Southeast quarter of the Southeast quarter of section 14, Township 7 North, Range 9 West, S.B.B.M.

Reserving therefrom an easement of thirty-two (32) feet over the Northerly and Easterly portions of said land, for Roadway, Public Utilities and Sanitary Sewer Purposes.

Also Known as: Vacant Lot, Hi Vista, Lancaster, CA 93535;

APN: 3350-020-047

The Southwest quarter of the Southeast Quarter of the Northwest quarter of the Northeast quarter of Section 9, Township 7 North, Range 9 West, S.B.B.M.

RESERVING THEREFROM an easement of thirty-two (32) feet over the Southerly and Westerly portions of said land, for Roadway, Public Utilities and Sanitary Sewer Purposes.

Also Known as: Vacant Lot, Hi Vista, Lancaster, CA 93535;

APN: 3358-009-093