

LENDER REO PORTFOLIO SALE

3 LAND PROPERTIES | TEMECULA, LAKE ELSINORE, & DESERT HOT SPRINGS

CLOSE BY 12/31/17 | 40% DISCOUNT TO LENDERS VALUE

1 ANZA BUTTERFIELD | RIVERSIDE COUNTY | 45551 Anza Rd, Temecula, CA 92592



Address	45551 Anza Rd Temecula, CA 92593
County	Riverside
Status	Approved Tentative Tract Map
Suggested Value	\$2,000,000
Lender Value	\$5,200,000 - \$6,400,000
# of Lots	34
Lot Sizes	7,200 SF
Total AC	13

2 LAKE ELSINORE | RIVERSIDE COUNTY | SEQ Grand Ave & Blanche Dr, Lake Elsinore, CA 92530



Address	SEQ Grand Avenue & Blanche Dr Lake Elsinore, CA 92530
County	Riverside
Status	Approved Tentative Tract Map
Suggested Value	\$230,000
Lender Value	\$460,000 - \$750,000
# of Lots	23
Lot Sizes	7,200 SF
Total AC	5.8

3 KAREN & MISSION LAKES | RIVERSIDE COUNTY | NEC Karen Ave & 11th Ave, Desert Hot Springs, CA 92240



Address	NEC Karen Ave & 11th Ave Desert Hot Springs, CA 92240
County	Riverside
Status	Approved Tentative Tract Map
Suggested Value	\$1,000,000
Lender Value	\$2,500,000 - \$3,100,000
# of Lots	499
Lot Sizes	5,500 SF - 17,336 (Average 7,133 SF)
Total AC	160

LENDER REO PORTFOLIO SALE

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[Click Here to View Other Properties for Sale in the Portfolio](#)

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale, lease and availability are subject to change or withdrawal without notice.

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APPROVED 34 LOT TENTATIVE TRACT MAP

4551 Anza Road - Temecula



APPROVED 34 LOT TENTATIVE TRACT MAP

45551 Anza Road - Temecula

PROPERTY INFORMATION

Location: This property is about 2 miles south of California 79 and 2 miles east of Pechanga Resort & Casino. Located on the north side of Anza Road and the west side of Butterfield Stage Road in Temecula, California. This site is near the well regarded Redhawk Masterplan and Golf Course.

Jurisdiction: County of Riverside | City of Temecula Sphere of Influence

APN's & Acreage: 966-380-004 | 11.94 Gross

Topography: Flat to gentle slope

Zoning: R-1 (Residential)

General Plan: MDR (Medium Density Residential)

Min. Lot Size: 7,200 SF

Max Height: 40'

Entitlements: The 34 lot project was approved by the Planning Commission on September 20, 2017.

School District: Temecula Valley Unified School Dist.

Services:

Water	Rancho California Water Dist.
Sewer	Eastern Municipal Water Dist.
Electric	Southern California Edison
Gas	Southern California Gas Co.
Fire	Temecula Fire Dept.
Police	Temecula Police Dept.

Suggested Price: **\$2,000,000**



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APPROVED 34 LOT TENTATIVE TRACT MAP

45551 Anza Road - Temecula

AERIALS



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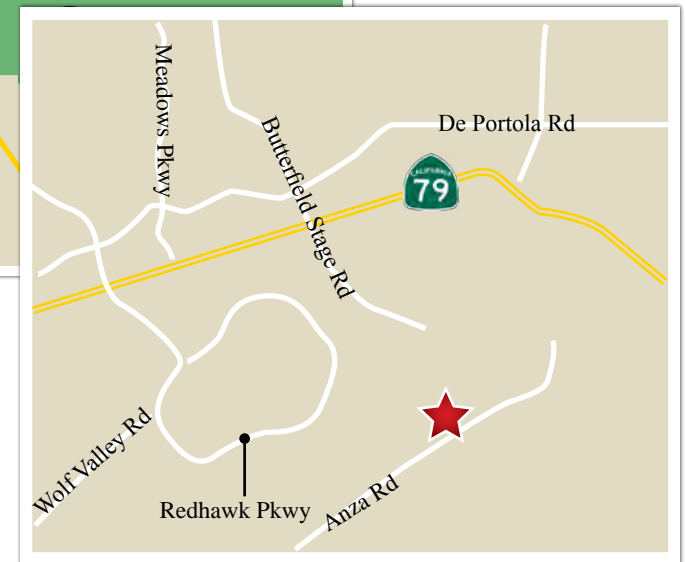
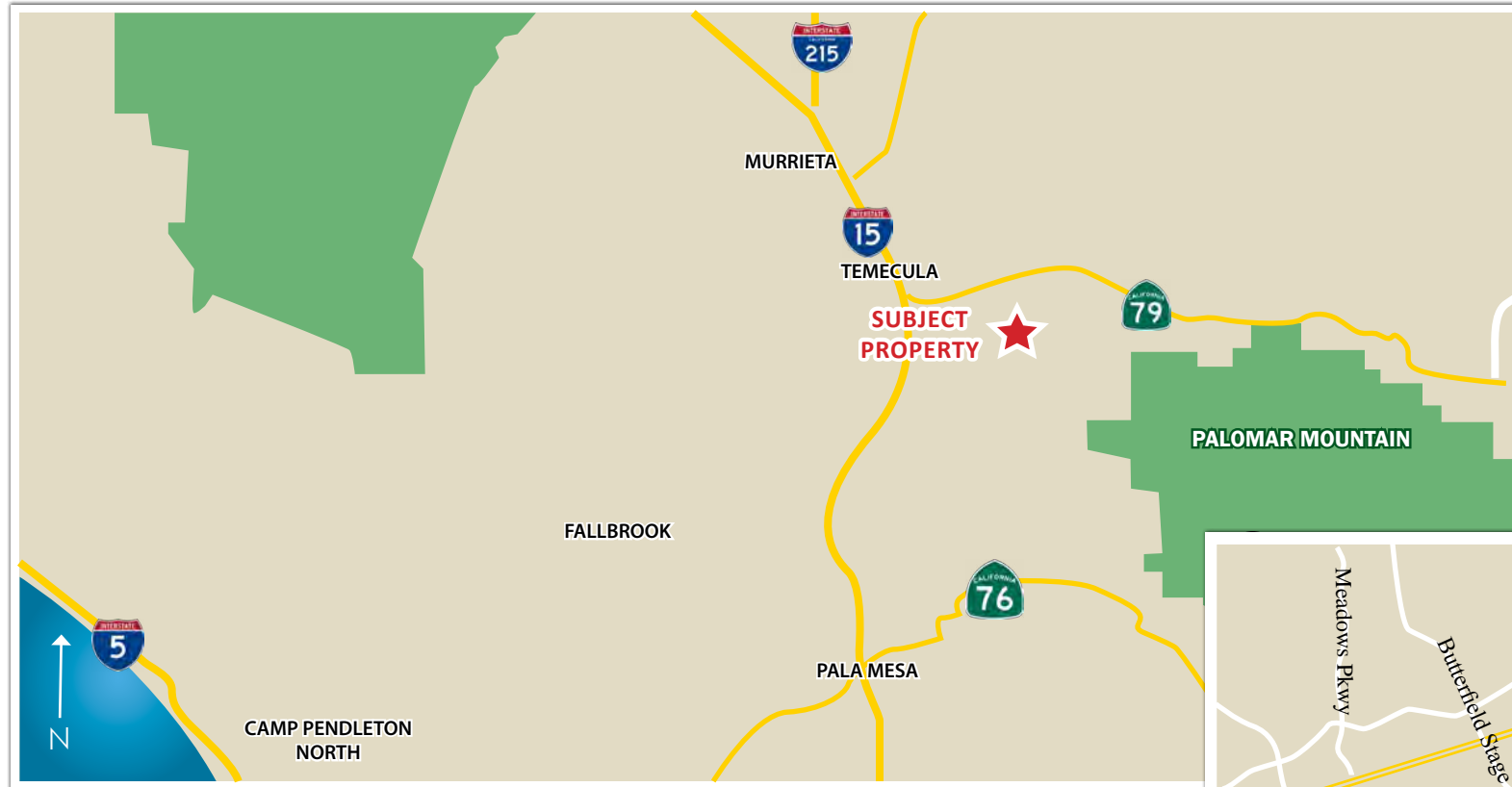
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LOCATION MAP



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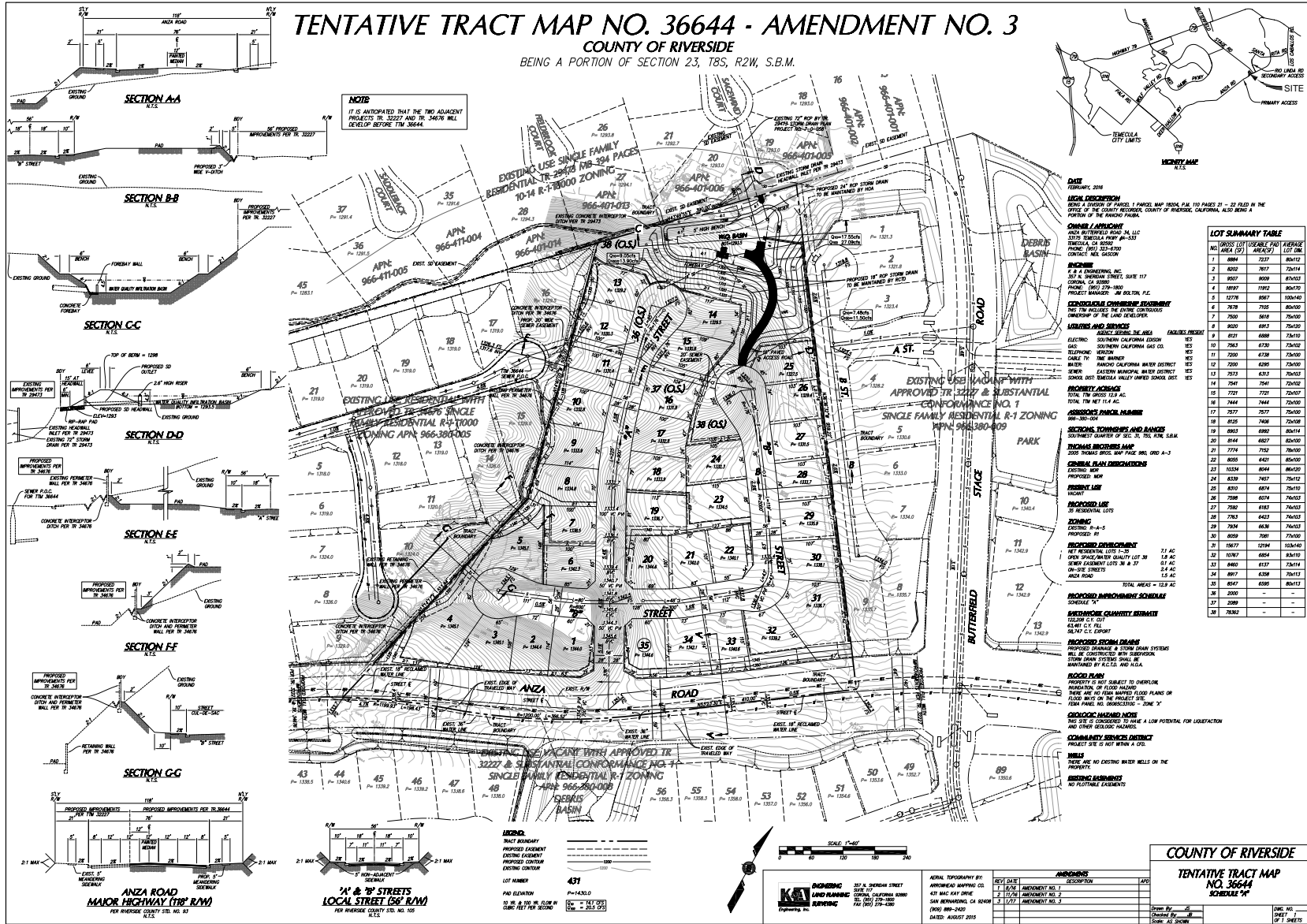
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TENTATIVE TRACT MAP



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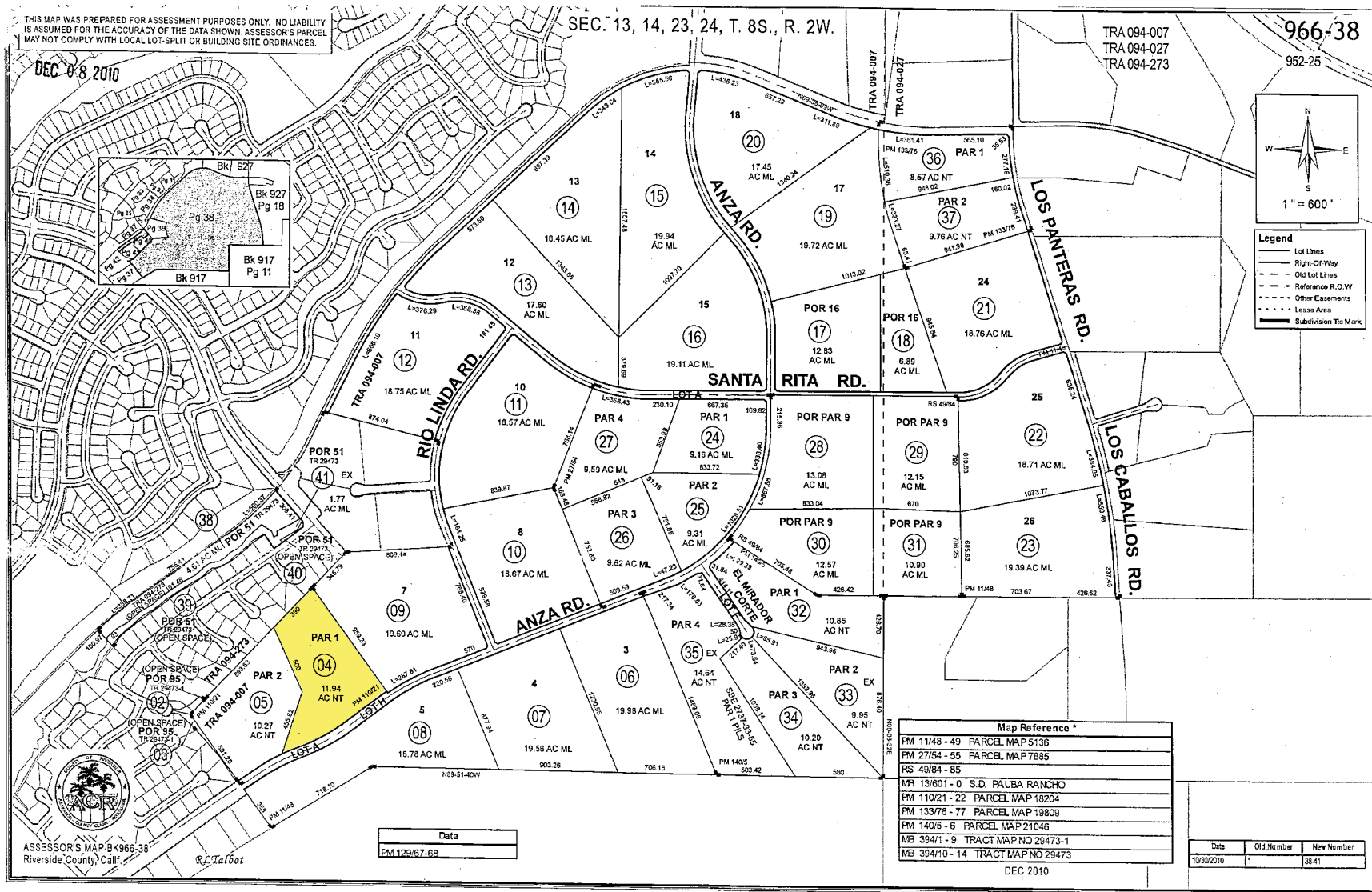
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PLAT MAP



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APPROVED 34 LOT TENTATIVE TRACT MAP

45551 Anza Road - Temecula

SALES COMPARABLES

NEW HOME SALES

Project Name	Builder Name	City	Master Plan	Open Date	Product Type	Typical Lot Size	Unit Size Min	Unit Size Max	MinPrice	MaxPrice	Min \$/SF	Max \$/Sf	Total Units Planned	Total Units Sold	Total Remaining	Sales Rate	Sales Rate (Last 3 Months)	Zip Code
Renaissance at Redhawk	Beazer Homes	Temecula	Redhawk	9/15/2015	Detached	-	2282	2554	\$ 440,990	\$ 454,990	\$ 178.15	\$ 193.25	74	58	16	2.9	9.7	92592
Cambridge At Roripaugh Ranch	CalAtlantic Homes	Temecula	Roripaugh Ranch	10/1/2013	Detached	7168	3059	3059	\$ 510,928	\$ 510,928	\$ 167.02	\$ 167.02	100	98	2	2.2	1.3	92591
Montego At Roripaugh Ranch	CalAtlantic Homes	Temecula	Roripaugh Ranch	10/19/2013	Detached	6519	2399	3469	\$ 441,900	\$ 492,705	\$ 142.03	\$ 184.20	99	94	5	2.2	1.3	92591
Toscano at Terracina	CalAtlantic Homes	Temecula	-	4/2/2016	Detached	7200	2700	3477	\$ 569,045	\$ 633,490	\$ 182.19	\$ 210.76	102	27	75	2	4	92592
Pinnacle at Roripaugh Ranch II (The)	KB Home	Temecula	-	3/28/2015	Detached	6400	2060	4180	\$ 441,990	\$ 592,990	\$ 141.86	\$ 214.56	99	91	8	3.5	5.3	92591
Marbella at Terracina	Lennar	Temecula	-	4/16/2016	Detached	8500	2820	4121	\$ 563,240	\$ 661,140	\$ 160.43	\$ 199.73	102	71	31	5.3	6.7	92592



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45551 Anza Road - Temecula

DOCUMENT LINKS

DOCUMENT LINKS

[AIR QUALITY IMPACT ANALYSIS](#)

[ASSEMBLY BILL 52 FORMAL NOTIFICATION](#)

[DUE DILIGENCE INITIAL STUDY](#)

[CULTURAL RESOURCES RECORDS SEARCH](#)

[DRAINAGE STUDY](#)

[EASTERN MUNICIPAL WATER DIST. LETTER](#)

[GREEN HOUSE GAS ANALYSIS](#)

[LANDFILL LETTER](#)

[MULTIPLE SPECIES HABITAT CONSERVATION PLAN](#)

[NESTING SEASON SURVEY - BURROWING OWL](#)

[NOISE IMPACT STUDY](#)

[PECHANGA TRIBE CONSULTATION REQUEST](#)

[PHASE I ENVIRONMENTAL SITE ASSESSMENT](#)

[RIVERSIDE COUNTY PARCEL REPORT](#)

[TENTATIVE TRACT MAP](#)

[TRIP GENERATION EVALUATION](#)

[WATER AVAILABILITY](#)

[WATER QUALITY MANAGEMENT PLAN](#)

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APPROVED 23 LOT TENTATIVE MAP
SEO Grand Avenue & Blanche Drive - Lake Elsinore



APPROVED 23 LOT TENTATIVE MAP

SEO Grand Avenue & Blanche Drive - Lake Elsinore

PROPERTY INFORMATION

Location: The property is located in the County of Riverside within the Sphere of Influence of the City of Lake Elsinore situated at the southeast quadrant of Grand Avenue & Blanche Drive. The site is positioned on the west side of the lake. Surrounded by upcoming residential and retail development, this site is an ideal location for a builder, developer or investor to capitalize on the growth in the area with immediate access to employment in Orange County via Hwy 74.

Jurisdiction: County of Riverside | Lake Elsinore Sphere of Influence

APN's & Acreage: 381-300-015, 016 & 18 | 5.8 Acres

Topography: Flat

Zoning: R-1 (Residential)

General Plan: Medium Density Residential (Elsinore Area Plan)

Max Height: 40'

Min Lot Size: 7,200 SF (Net)

Entitlements: 23 Tract Map 31374 amended No. 2, along with a Mitigated Negative Declaration for Environmental Assessment No. 39716 and Change of Zone No. 7103 was approved by the Riverside County Planning Commission on November 8, 2005. That was followed Board of Supervisors approval on January 31, 2006. The Tract Map was originally to expire November 8, 2008, but there were 4 - 1 statutory extensions (SB1180, AB333, AB208, AB116). They extended the Tract Map until November 8, 2015. Beyond that there were 5 - 1 year discretionary extensions available. Two have been exercised, extending the Tract Map until November 8, 2017, with the third extension to November 8, 2018 filed for.



Utilities: Utilities available to the property

School District: Lake Elsinore Unified

Services:

Water/Sewer	Elsinore Valley Municipal Water Dist.
Electric	Southern California Edison
Gas	Southern California Gas Co.
Fire	Lake Elsinore Fire Dept.
Police	Lake Elsinore Polic Dept.

Suggested Price: \$230,000

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APPROVED 23 LOT TENTATIVE MAP

SEO Grand Avenue & Blanche Drive - Lake Elsinore

AERIALS



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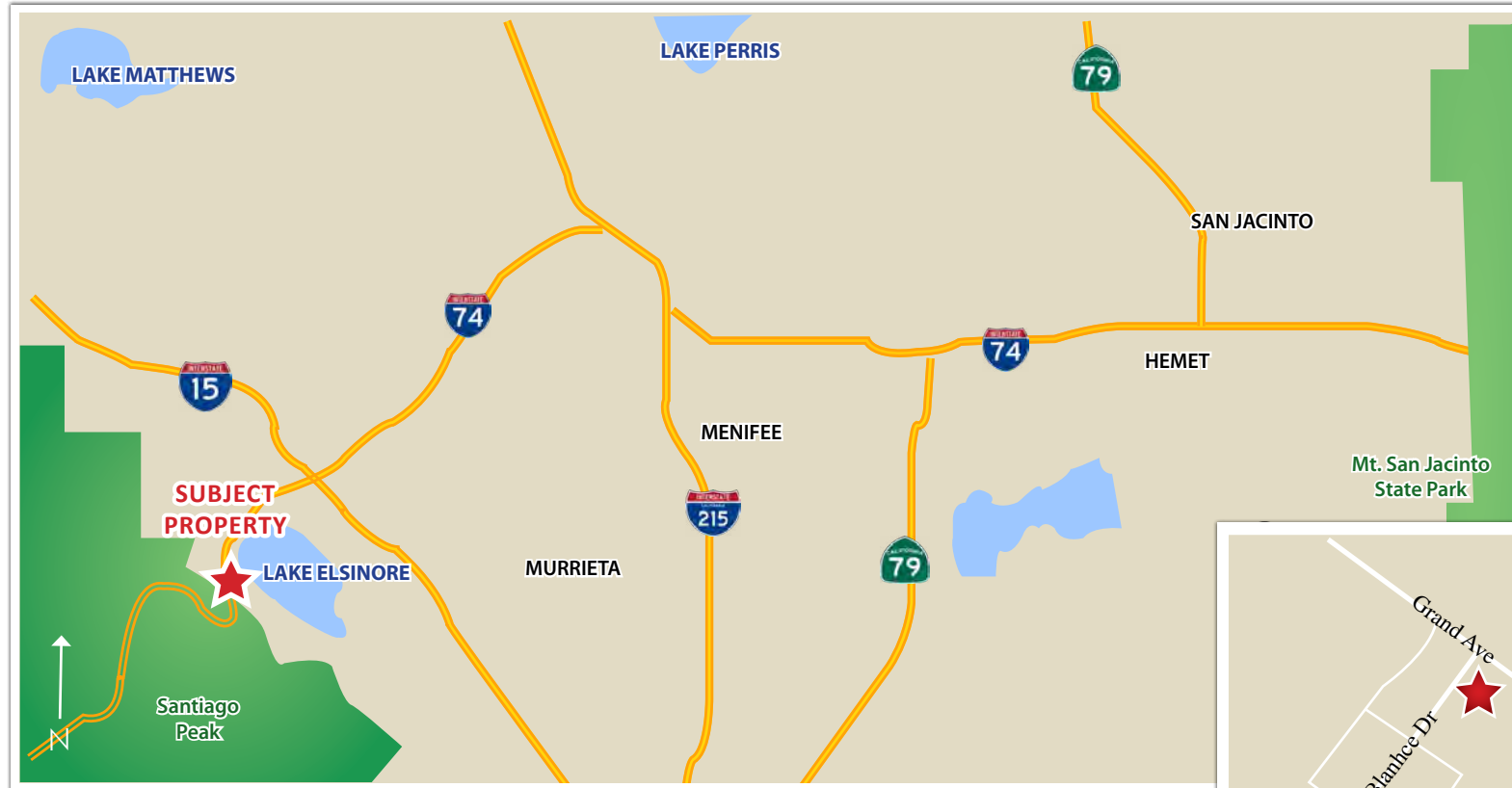
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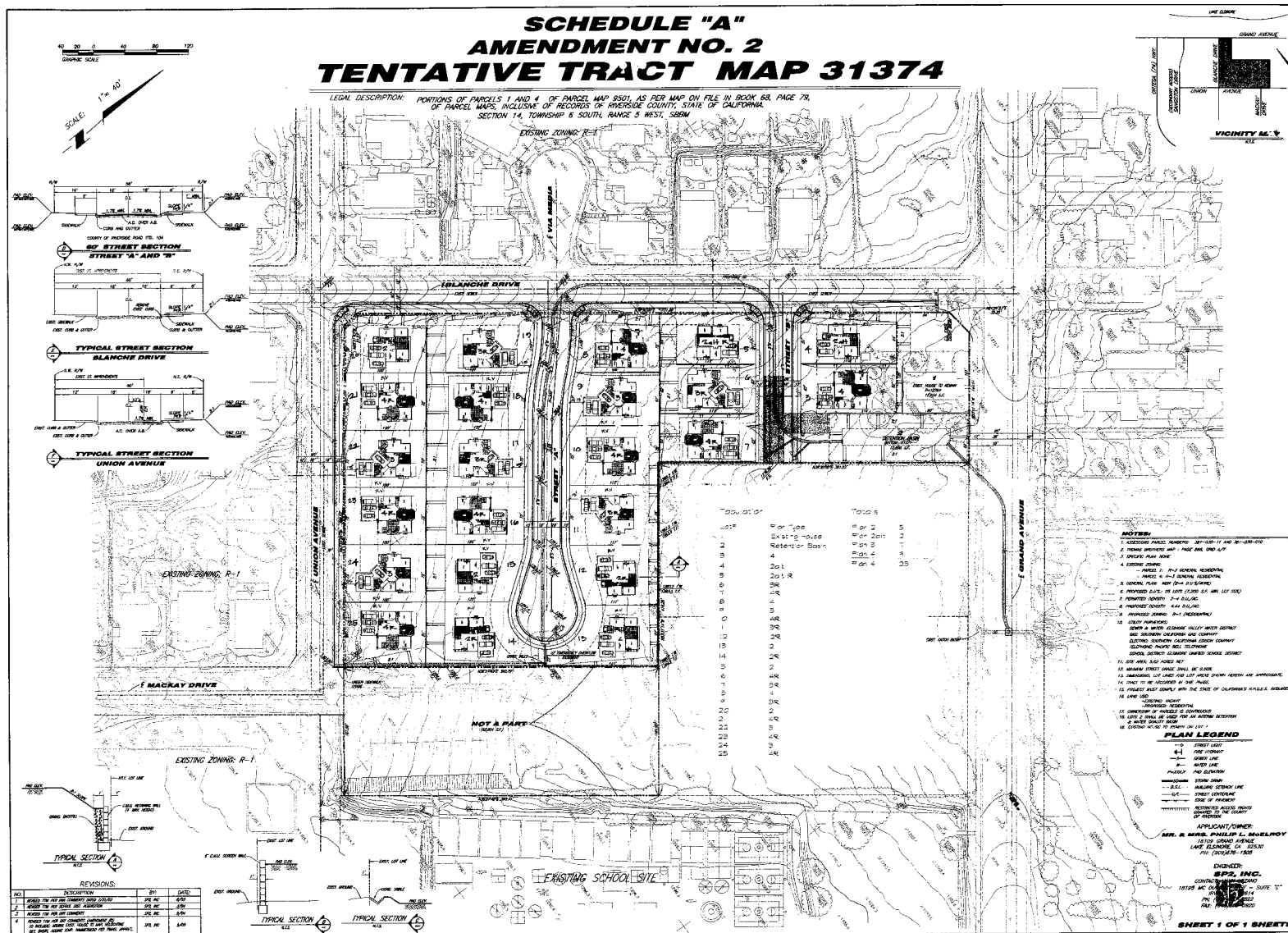
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SEO Grand Avenue & Blanche Drive - Lake Elsinore

TENTATIVE TRACT MAP



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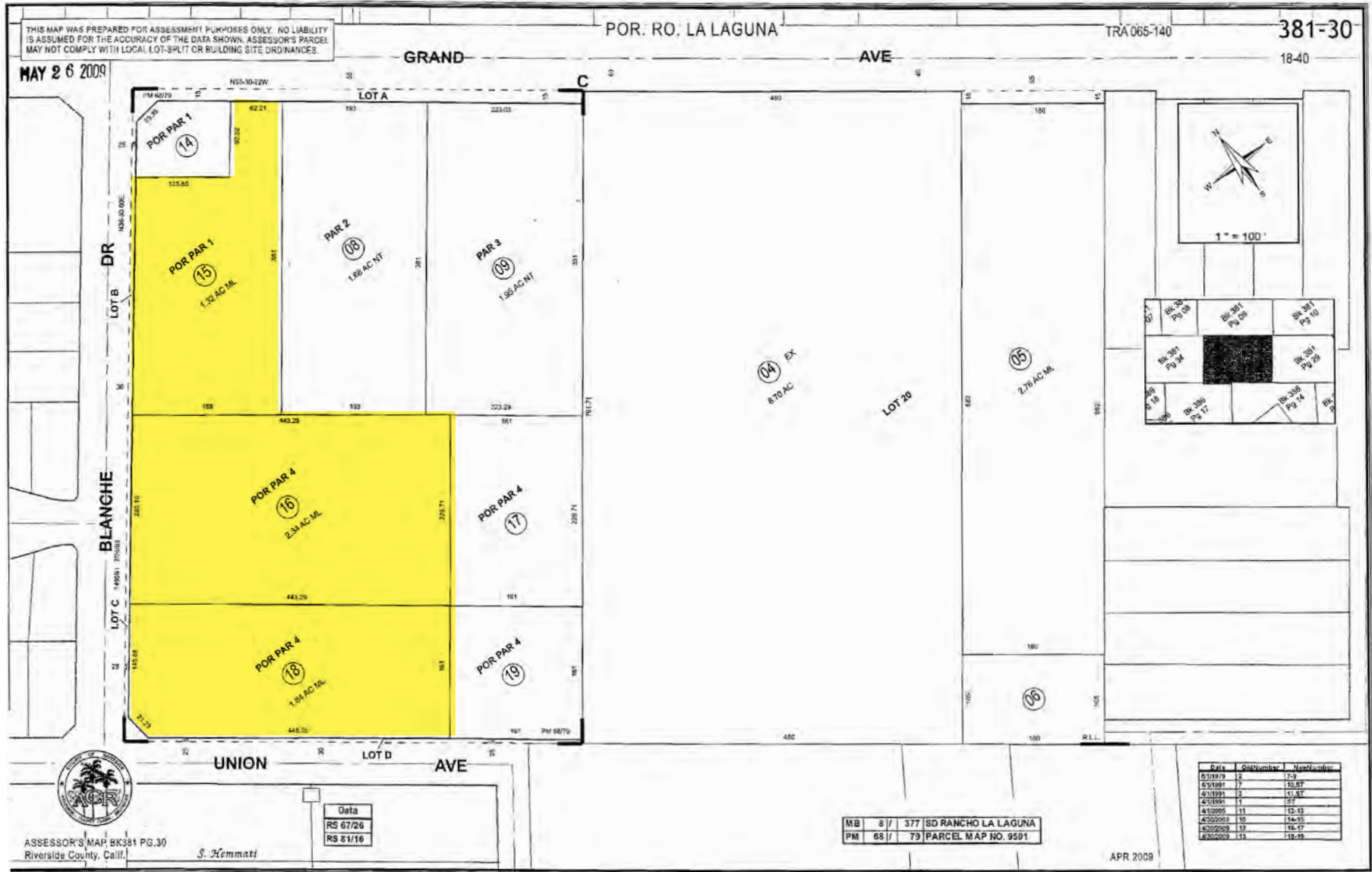
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APPROVED 23 LOT TENTATIVE MAP

SEO Grand Avenue & Blanche Drive - Lake Elsinore

PLAT MAP



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APPROVED 23 LOT TENTATIVE MAP

SEO Grand Avenue & Blanche Drive - Lake Elsinore

SALES COMPARABLES

NEW HOME SALES

Project Name	Builder Name	City	Master Plan	Open Date	Product Type	Typical Lot Size	Unit Size Min	Unit Size Max	MinPrice	MaxPrice	Min \$/Sf	Max \$/Sf	Total Units Planned	Total Units Sold	Total Remaining	Sales Rate	Sales Rate (Last 3 Months)	Zip Code
Monarch Grove at Summerly	CalAtlantic Homes	Lake Elsinore	Summerly	3/28/2015	Detached	5500	2550	3176	\$ 411,195	\$ 437,990	\$ 137.91	\$ 161.25	123	67	56	2.6	4.3	92595
Sunrise Springs at Summerly	CalAtlantic Homes	Lake Elsinore	Summerly	1/1/2014	Detached	8732	1520	1520	\$ 322,840	\$ 322,840	\$ 212.39	\$ 212.39	171	169	2	4.1	0.3	92530
Trieste	Far West Industries	Lake Elsinore	-	5/14/2016	Detached	5016	2339	2714	\$ 365,000	\$ 376,650	\$ 138.78	\$ 156.05	75	60	15	5	6.3	92532
Skypointe at Alberhill Ranch	KB Home	Lake Elsinore	-	2/18/2017	Detached	7500	1860	2898	\$ 367,990	\$ 397,990	\$ 137.33	\$ 197.84	86	25	61	7.9	4.7	92530
Aura	Pardee Homes	Lake Elsinore	Canyon Hills	11/12/2016	Detached	5500	2151	2493	\$ 352,000	\$ 368,500	\$ 147.81	\$ 163.64	79	25	54	6.4	6.3	92532
Overlook	Pardee Homes	Lake Elsinore	Canyon Hills	8/20/2016	Detached	-	1798	2203	\$ 314,000	\$ 341,000	\$ 154.79	\$ 174.64	112	58	54	6.7	7	92532
Senterra	Pardee Homes	Lake Elsinore	Canyon Hills	4/23/2016	Detached	7500	2392	4010	\$ 407,500	\$ 474,500	\$ 118.33	\$ 170.36	74	48	26	4.3	2.7	92532
Starling	Pardee Homes	Lake Elsinore	Canyon Hills	4/22/2017	Detached	5000	2936	3255	\$ 405,000	\$ 419,000	\$ 128.73	\$ 137.94	100	5	95	4	-	92532
Vantage	Pardee Homes	Lake Elsinore	Canyon Hills	8/27/2016	Detached	4500	2539	2870	\$ 380,000	\$ 397,000	\$ 138.33	\$ 149.67	83	33	50	3.6	2	92532
Viewpoint	Pardee Homes	Lake Elsinore	Canyon Hills	8/27/2016	Detached	4000	1750	2115	\$ 302,000	\$ 325,000	\$ 153.66	\$ 172.57	75	63	12	7.3	6.7	92532
Bluewater at Summerly	SeaCountry Homes	Lake Elsinore	Summerly	8/13/2016	Detached	6200	1950	2350	\$ 340,990	\$ 364,990	\$ 155.31	\$ 174.87	53	26	27	3.3	3.3	92595
Claiborne at Summerly	Van Daele Homes	Lake Elsinore	-	7/30/2016	Detached	6000	2338	3424	\$ 381,893	\$ 405,400	\$ 118.40	\$ 163.34	64	35	29	3.5	6.3	92595
Augusta at Summerly	Woodside Homes	Lake Elsinore	-	9/16/2016	Detached	6000	2182	2742	\$ 364,090	\$ 394,390	\$ 143.83	\$ 166.86	59	15	44	2.8	3	92530



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APPROVED 23 LOT TENTATIVE MAP

SEO Grand Avenue & Blanche Drive - Lake Elsinore

DOCUMENT LINKS

DOCUMENT LINKS

CONDITIONS OF APPROVAL

ELISINORE AREA GENERAL PLAN

LAKELAND VILLAGE COMMUNITY PLAN DRAFT

LAKE ELSINORE SCHOOL FEE SCHEDULE

LANDSCAPE PLANS

ORDINANCE 824 TUMF FEES

RIVERSIDE COUNTY ZONING CODE

SEWER CAPACITY FEES

SEWER & WATER PLANS

STREET IMPROVEMENT PLANS

TENTATIVE TRACT MAP

TITLE POLICY

WATER CAPACITY FEES

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APPROVED 499 LOT TENTATIVE MAP ON 160 ACRES
KAREN AVENUE & MISSION LAKES BOULEVARD - DESERT HOT SPRINGS, CA



APPROVED 499 LOT TENTATIVE MAP ON 160 ACRES

KAREN AVENUE & MISSION LAKES BOULEVARD - DESERT HOT SPRINGS, CA

PROPERTY INFORMATION

Location: The unimproved property is located in the County of Riverside within the City of Desert Hot Springs on the south side of Mission Lakes Blvd and the east side of Karen Ave. Located near upcoming residential and retail development, this site has approved entitlements for a residential project.

Jurisdiction: County of Riverside | Desert Hot Springs Sphere of Influence

APN's & Acreage: 664-020-001 | 160 Gross Acres

Topography: Flat

Zoning: R-L/SP (Residential-Low Density/Specific Plan Overlay)

Max Density: 5 DU/Acre

Lot Size: 7,133 SF Average (5,500 - 17,336 SF)

Lot Count: 499 Single Family Detached Lots
Village 1: 107 Lots | 8.6 Acres
Village 2: 143 Lots | 27 Acres
Village 3: 107 Lots | 25.4 Acres
Village 4: 63 Lots | 17.9 Acres
Village 5: 79 Lots | 24.1 Acres

Entitlements: Tentative Tract Map #33746
Tentative Parcel Map #33754
Sunset Ridge Specific Plan #01-05
General Plan Amendment GPA No. 03-05
Zoning Plan Amendment ZMA No. 06-05
Mitigated Negative Declaration No. 05-05
Environmental Assessment No. 05-05

Project Status: All entitlements noted above were originally approved in June of 2006. The City of Desert Hot Springs has recently verified the Tentative Tract Map is good and an application has been filed for a 3 year extension. The city is offering unlimited 1+ year extensions on Tentative Tract Maps as long as the property owner files the paperwork every year. An extension letter will need to be filed early next year. See below Extension of Time verbiage in the City of Desert Hot Springs Municipal Code. The Specific Plan is approved in perpetuity so no extension is needed for that entitlement.

Tax Rate: 1.2% - No CFD

Utilities: Utilities Adjacent & Nearby
12" Line on Karen Avenue
Well -Site Across the Street Near North West Corner of property

Services: Water/Sewer Mission Springs Water Dist.
Electric Southern California Edison
Gas The Gas Company
Fire Riverside County Fire Dept.
Police Desert Hot Springs Polic Dept.

Suggested Price: \$1,000,000

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APPROVED 499 LOT TENTATIVE MAP ON 160 ACRES KAREN AVENUE & MISSION LAKES BOULEVARD - DESERT HOT SPRINGS, CA

AERIALS



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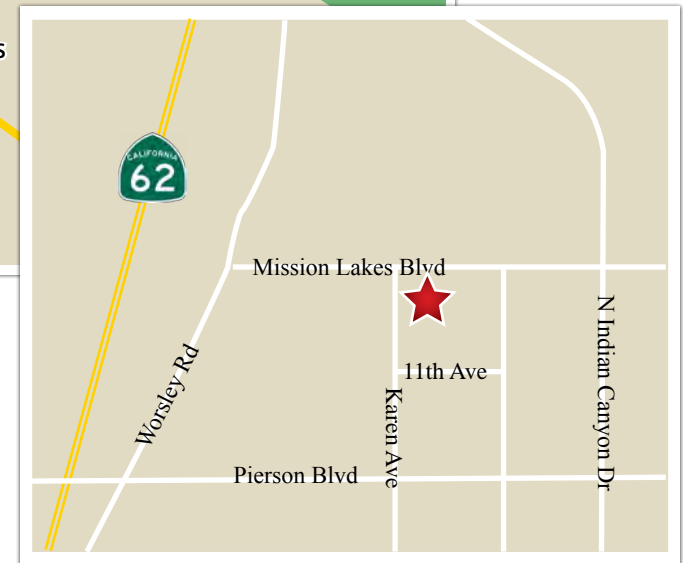
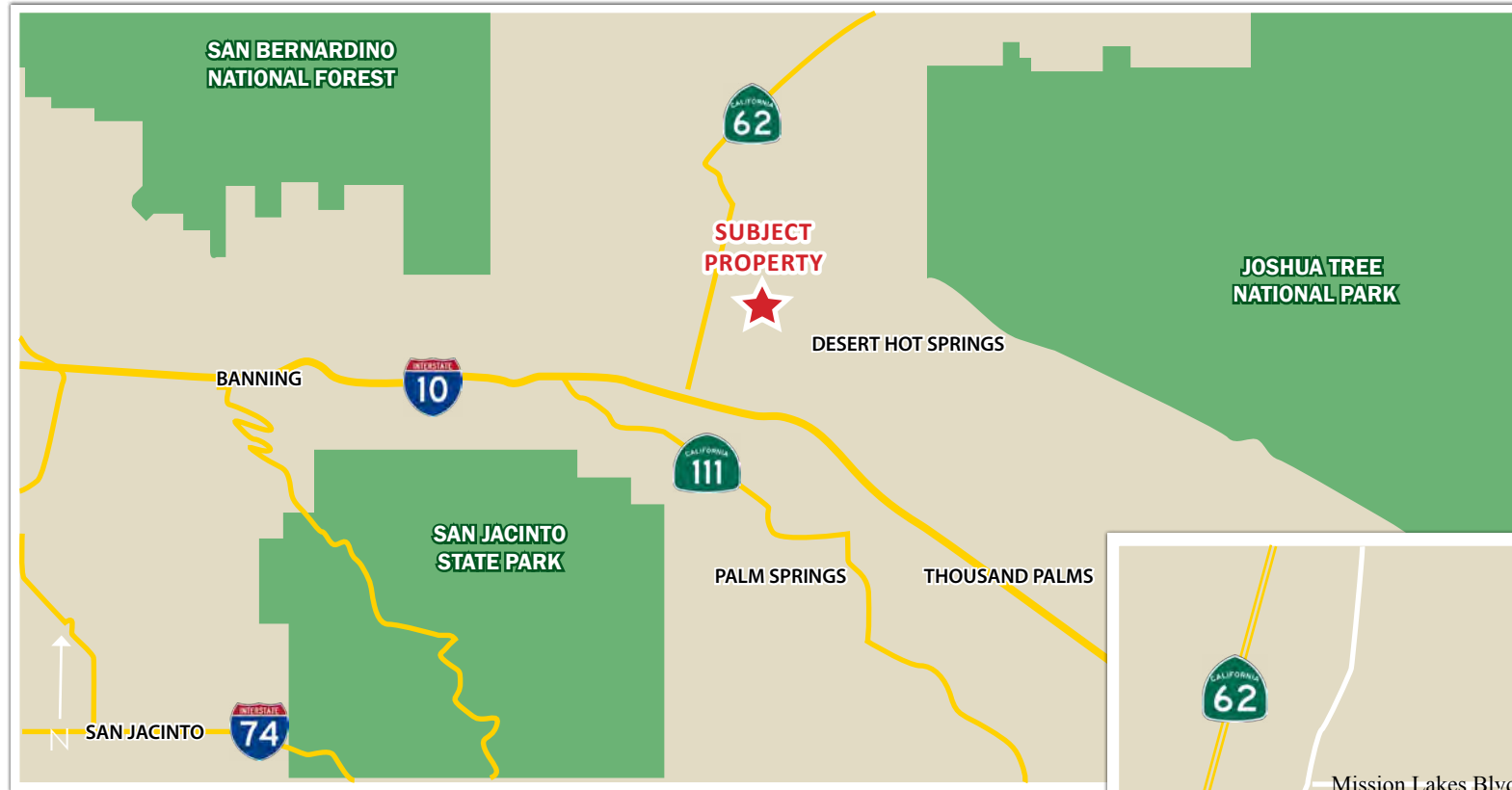
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KAREN AVENUE & MISSION LAKES BOULEVARD - DESERT HOT SPRINGS, CA

LOCATION MAP



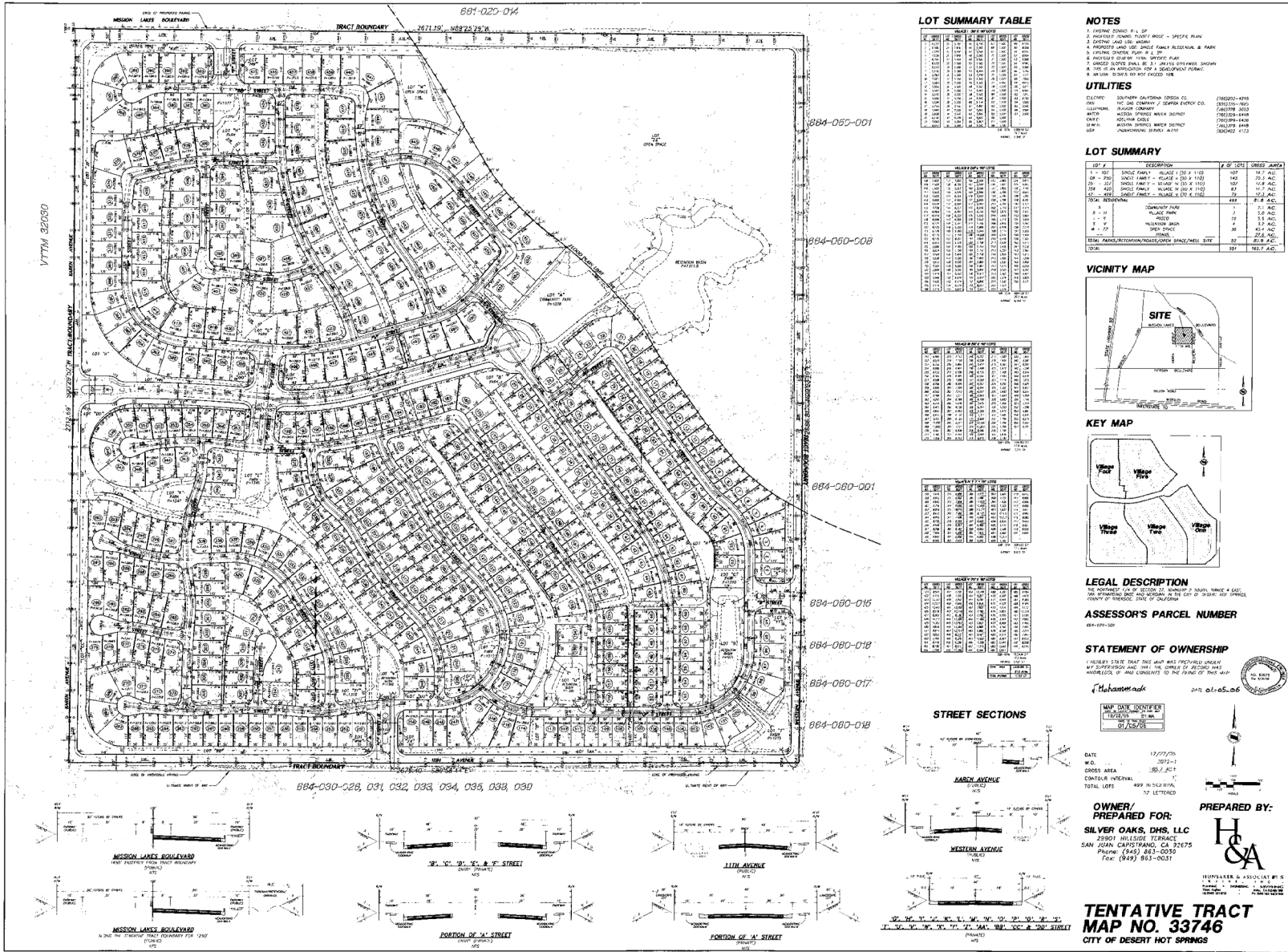
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LEE & ASSOCIATES
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APPROVED 499 LOT TENTATIVE MAP ON 160 ACRES KAREN AVENUE & MISSION LAKES BOULEVARD - DESERT HOT SPRINGS, CA

TENTATIVE TRACT MAP



LOT SUMMARY TABLE

LOT #	ACREAGE	LOT #	ACREAGE
884-050-001	0.15	884-050-210	0.15
884-050-002	0.15	884-050-211	0.15
884-050-003	0.15	884-050-212	0.15
884-050-004	0.15	884-050-213	0.15
884-050-005	0.15	884-050-214	0.15

NOTES

1. SHOWN SHOWS P. OF
2. ALL OTHERS TOWNSHIP ROAD - SPECIFIC PLAN
3. DESIGN AND USE: SINGLE FAMILY RESIDENTIAL & PARK
4. AROUND CIRCULAR DRIVE - SEE PLAN
5. UNDEVELOPED CIRCULAR DRIVE - SEE PLAN
6. UNDEVELOPED CIRCULAR DRIVE - SEE PLAN
7. UNDEVELOPED CIRCULAR DRIVE - SEE PLAN
8. UNDEVELOPED CIRCULAR DRIVE - SEE PLAN
9. UNDEVELOPED CIRCULAR DRIVE - SEE PLAN
10. UNDEVELOPED CIRCULAR DRIVE - SEE PLAN

UTILITIES

ELECTRIC: CALIFORNIA CALIFORNIA (SDS) CO. (951) 372-4444
 GAS: TUCO GAS COMPANY / DEPT. ENERGY CO. (951) 210-1000
 IRRIGATION: IRRIGATION SERVICE CO. (951) 372-4444
 WATER: MISSION SPRINGS WATER DISTRICT (951) 372-4444
 CABLE: DISH NETWORK (951) 372-4444
 SEWER: MISSION SPRINGS WATER DISTRICT (951) 372-4444
 GAS: CALIFORNIA CALIFORNIA (SDS) CO. (951) 372-4444

LOT SUMMARY

LOT #	DESCRIPTION	# OF LOTS	GROSS AREA
884-050-001	SINGLE FAMILY - HOUSE (S) (S) (S)	143	15.7 AC.
884-050-002	SINGLE FAMILY - HOUSE (S) (S) (S)	107	11.9 AC.
884-050-003	SINGLE FAMILY - HOUSE (S) (S) (S)	87	9.6 AC.
884-050-004	SINGLE FAMILY - HOUSE (S) (S) (S)	78	8.6 AC.
884-050-005	SINGLE FAMILY - HOUSE (S) (S) (S)	68	7.5 AC.

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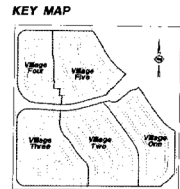
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LEGAL DESCRIPTION

THE SHERMAN (A.D. SECTION 21, MONUMENT 2 SOUTH, TOWN 4 SOUTH, RANGE 10 EAST, MERIDIAN 30TH AND 31ST IN THE COUNTY OF CALIFORNIA, COUNTY OF CALIFORNIA

ASSESSOR'S PARCEL NUMBER

061-071-001

STATEMENT OF OWNERSHIP

I, **Matthew A. O'Connell**, do hereby certify that I am the owner of the above described parcel of land as shown on the attached map.



OWNER / PREPARED FOR:

SILVER OAKS, DHS, LLC
 25001 HIGHLAND TERRACE
 SAN JUAN CAPISTRANO, CA 92675
 Phone: (949) 853-0206
 Fax: (949) 951-0051

PREPARED BY:
H&A
 HUPPESHAKE & ASSOCIATES INC.
 25001 HIGHLAND TERRACE
 SAN JUAN CAPISTRANO, CA 92675
 Phone: (949) 853-0206
 Fax: (949) 951-0051

TENTATIVE TRACT MAP NO. 33746

CITY OF DESERT HOT SPRINGS

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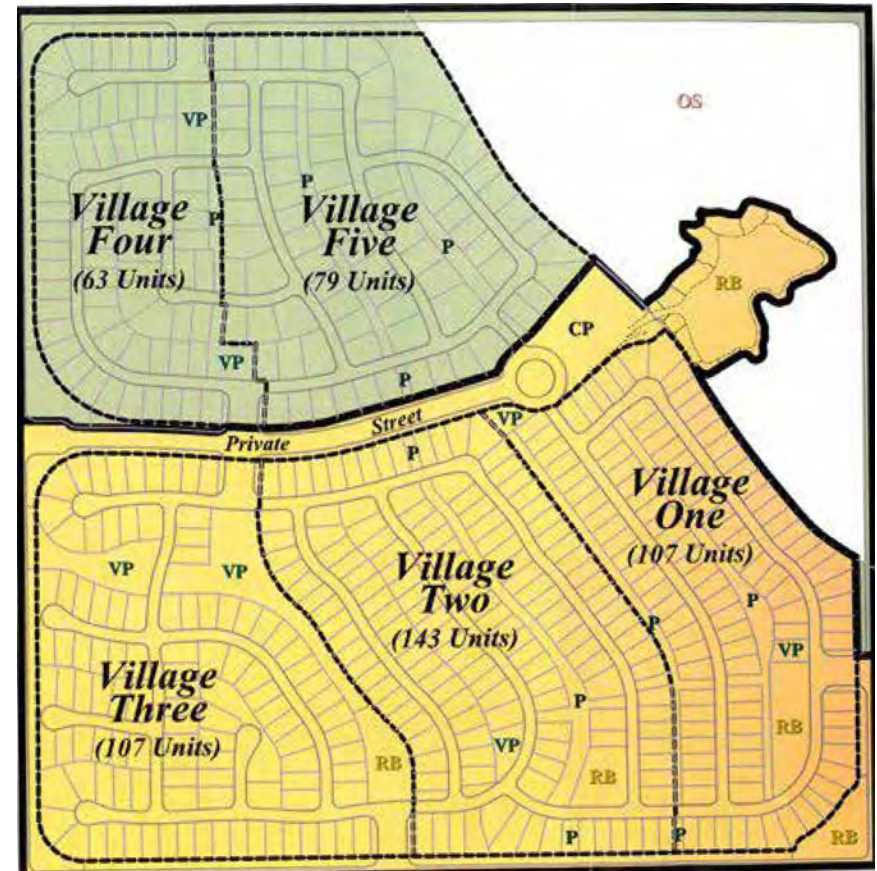
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SITE PLAN/PHASE MAP



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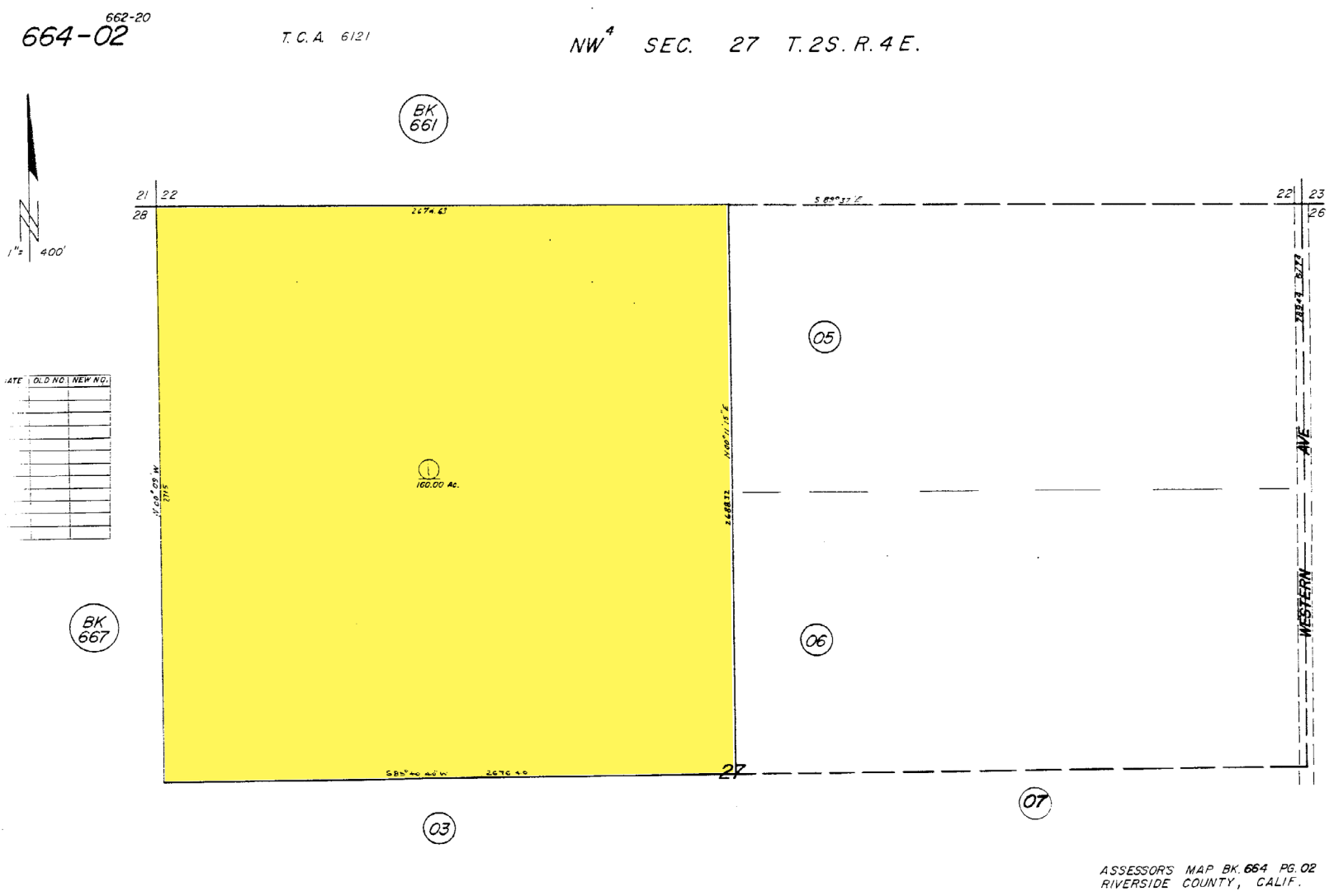
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APPROVED 499 LOT TENTATIVE MAP ON 160 ACRES

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PLAT MAP



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APPROVED 499 LOT TENTATIVE MAP ON 160 ACRES

KAREN AVENUE & MISSION LAKES BOULEVARD - DESERT HOT SPRINGS, CA

SALES COMPARABLES

NEW HOME SALES

Project Name	Builder Name	City	Master Plan	Open Date	Product Type	Typical Lot Size	Unit Size Min	Unit Size Max	Min Price	Max Price	Min \$/SF	Max \$/SF	Total Units Planned	Total Units Sold	Total Remaining	Sales Rate	Sales Rate (Last 3 Months)	Zip Code
Vista Palms	CT Properties	Desert Hot Springs	-	1/15/2016	Detached	9504	1918	2108	\$ 310,000	\$ 320,000	\$ 151.80	\$ 161.63	95	13	82	0.8	1.7	92240
Gallery Vistas in Desert Hot Springs	Gallery Homes	Desert Hot Springs	-	3/12/2016	Detached	9490	1819	2659	\$ 279,900	\$ 329,900	\$ 124.07	\$ 153.88	22	12	10	0.8	0.7	92240
Hacienda Pointe	Express Homes	Indio	-	7/16/2016	Detached	8000	1978	2815	\$ 313,990	\$ 355,990	\$ 126.46	\$ 158.74	137	25	112	2.7	2	92203
Four Seasons at Terra Lago	K. Hovnanian Homes	Indio	-	5/3/2014	Detached	3500	1559	2747	\$ 253,990	\$ 348,990	\$ 127.04	\$ 162.92	661	193	468	5.2	8.3	92203
Trilogy at Polo Club	Shea Homes	Indio	-	2/8/2014	Detached	4950	1294	2673	\$ 249,990	\$ 501,990	\$ 187.80	\$ 193.19	1000	282	718	7.1	14.7	92201
Masters Series at Madison Estates	Unity Pacific	Indio	-	3/1/2013	Detached	21780	4010	5110	\$ 759,900	\$ 1,195,000	\$ 189.50	\$ 233.86	55	47	8	0.9	1.3	92201
Desert Trace	Woodside Homes	Indio	-	1/11/2014	Detached	9348	2000	2469	\$ 289,990	\$ 354,280	\$ 143.49	\$ 145.00	111	106	5	2.6	-0.3	92203
Signature at PGA West/Estates	California West Communities	La Quinta	-	11/15/2015	Detached	7000	2528	3479	\$ 600,000	\$ 600,000	\$ 172.46	\$ 237.34	60	7	53	0.4	0	92253
Signature at PGA West/Haciendas	California West Communities	La Quinta	-	4/1/2015	Detached	6000	1941	2429	\$ 499,000	\$ 500,000	\$ 205.85	\$ 257.08	70	8	62	0.3	0.3	92253
Andalusia at Coral Mountain	Drummond Company Inc	La Quinta	-	3/1/2006	Detached	14162	3280	5131	\$ 1,290,000	\$ 2,105,000	\$ 393.29	\$ 410.25	770	227	543	1.7	1.7	92253
The Cove at The Citrus	Family Development	La Quinta	-	5/14/2016	Detached	9472	2800	4224	\$ 643,211	\$ 725,000	\$ 171.64	\$ 229.72	29	8	21	0.6	0.7	92253
Santerra	Legacy Homes	La Quinta	-	12/6/2008	Detached	8000	2431	3418	\$ 556,855	\$ 724,472	\$ 211.96	\$ 229.06	28	25	3	0.2	0	92253
Belmont	Lennar	La Quinta	Griffin Ranch	8/1/2014	Detached	13169	2967	3771	\$ 794,883	\$ 1,285,329	\$ 267.91	\$ 340.85	94	29	65	0.9	2.3	92253
Pimlico	Lennar	La Quinta	Griffin Ranch	9/27/2014	Detached	-	4036	4882	\$ 1,094,400	\$ 1,295,000	\$ 265.26	\$ 271.16	87	35	52	1.1	2	92253
Codorniz at La Quinta	RJT Homes	La Quinta	-	7/1/2006	Detached	2279	1250	1692	\$ 276,000	\$ 345,000	\$ 203.90	\$ 220.80	142	114	28	0.9	-0.3	92253
Monterra - PGA West	Woodbridge Pacific Group	La Quinta	-	2/20/2016	Detached	9200	3184	3642	\$ 715,000	\$ 750,000	\$ 205.93	\$ 224.56	40	16	24	1.1	2.3	92253
Villa Portofino/Positano	Comstock Homes	Palm Desert	-	11/22/2014	Detached	5724	1895	2341	\$ 403,990	\$ 459,990	\$ 196.49	\$ 213.19	53	28	25	0.9	1	92260
Genesis at Millennium Palm Desert	GHA Companies	Palm Desert	-	4/23/2016	Detached	6500	1654	2580	\$ 397,900	\$ 534,900	\$ 207.33	\$ 240.57	166	30	136	2.3	4.7	92211
Toscana Country Club	Sunrise Company	Palm Desert	-	11/1/2004	Detached	13500	2400	5433	\$ 995,000	\$ 2,839,000	\$ 414.58	\$ 522.55	633	457	176	3	1.7	92211
Alta Verde Escena	Alta Verde Group	Palm Springs	-	9/15/2012	Detached	7000	2537	2778	\$ 729,000	\$ 947,000	\$ 287.35	\$ 340.89	145	115	30	2	2.3	92262
Alta Verde Monte Serreno	Alta Verde Group	Palm Springs	-	9/29/2013	Detached	15375	3518	4466	\$ 1,399,000	\$ 2,088,154	\$ 397.67	\$ 467.57	89	86	3	2	0.3	92264
Vermillion at Escena	Beazer Homes	Palm Springs	-	11/7/2014	Detached	6300	1899	2318	\$ 566,990	\$ 635,990	\$ 274.37	\$ 298.57	72	44	28	1.4	2.7	92262
Dakota	Decided Group	Palm Springs	-	-	Detached	4000	1530	1896	\$ 629,000	\$ 699,000	\$ 368.67	\$ 411.11	38	26	12	-	1	92264
Sol	Family Development	Palm Springs	-	4/14/2014	Detached	5000	2209	2576	\$ 719,000	\$ 799,000	\$ 310.17	\$ 325.49	46	40	6	1.1	1	92262
Tuscany Heights	Far West Industries	Palm Springs	-	1/23/2016	Detached	17000	3282	3542	\$ 1,171,912	\$ 1,335,000	\$ 357.07	\$ 376.91	12	7	5	0.4	1.3	92262
Vallera Palm Springs	The Rilington Group	Palm Springs	-	9/27/2014	Detached	4000	1848	2185	\$ 499,990	\$ 510,990	\$ 233.86	\$ 270.56	52	38	14	1.2	3	92262
Toll Brothers at Escena	Toll Brothers	Palm Springs	-	1/15/2015	Detached	6000	1836	2705	\$ 589,995	\$ 809,995	\$ 299.44	\$ 321.35	128	51	77	1.8	3.3	92262
Skye	Woodbridge Pacific Group	Palm Springs	-	7/16/2016	Detached	14000	3322	3706	\$ 1,530,000	\$ 1,760,000	\$ 460.57	\$ 474.91	40	20	20	1.9	5.3	92262
Clancy Lane/Revelle	Family Development	Rancho Mirage	-	4/14/2014	Detached	15000	3283	3693	\$ 1,274,000	\$ 1,445,000	\$ 388.06	\$ 391.28	32	14	18	0.4	0	92270
Verlaine	GHA Companies	Rancho Mirage	-	7/7/2015	Detached	21780	3233	4059	\$ 1,200,000	\$ 1,400,000	\$ 344.91	\$ 371.17	17	14	3	0.6	0.7	92270
Estilo at Rancho Mirage	Toll Brothers	Rancho Mirage	-	7/1/2013	Detached	17040	2998	3889	\$ 769,995	\$ 849,995	\$ 218.56	\$ 256.84	39	35	4	0.8	0.3	92270
Toll Brothers at Escala	Toll Brothers	Rancho Mirage	-	10/1/2012	Detached	15000	3044	4202	\$ 777,995	\$ 1,074,995	\$ 255.58	\$ 255.83	41	40	1	0.7	1	92270

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DOCUMENT LINKS

BIOLOGICAL ASSESSMENT

CONDITIONS OF APPROVAL

HISTORICAL/ARCHAEOLOGICAL RESOURCES SURVEY REPORT

PHASE 1

PRELIMINARY REPORT

RESOLUTION WITH CONDITIONS OF APPROVAL

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LENDER REO PORTFOLIO SALE

3 LAND PROPERTIES | TEMECULA, LAKE ELSINORE & DESERT HOT SPRINGS

CLOSE BY 12/31/17 | 40% DISCOUNT TO LENDERS VALUE

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