



Property Information

Primary Owner : Morris Gary M
Secondary Owner : Morris Elena J
Site Address : 17377 Baker St Lake Elsinore 92530

Mail Address : 31115 Lancashire Dr Lake Elsinore Ca 92530

Assessor Parcel Number : 378 020 037

Census Tract : 430.05
Housing Tract # :

Page Grid :
Legal Description : 3.15 ACRES GRS IN POR PAR A AND PAR
2 PM 036/029 PM 8585

Property Characteristics

Bedrooms :	Year Built :	Bldg SqFt :
Bathrooms :	Garage :	Lot Size : 137,214
Partial Bath :	Fireplace : No	# of Units :
Total Rms :	Pool/Spa : No /	Use Code : Com,Vacant Commercial
Zoning : M1		

Sale Information

Transfer Date : 10/04/2007
Transfer Price :

Document # : 621018
Cost/Sq Feet :

Assessment/Tax Information

Assessed Value : \$245,000	16-17 Taxes : \$2,653.00
Land Value : \$245,000	Tax Area : 05-018
Structure Value :	Exemption :
Percent Improved :	Exempt Type :

stewart title

Date: 6/13/2017
Time: 3:41 PM

Customer Service Rep: Cathy Lewis
County: Riverside (CA)

The Information Provided is Deemed Reliable, But is not Guraranteed.

STEWART TITLE-Riverside

DOC # 2007-0621018
10/04/2007 08:00A Fee:16.00
Page 1 of 4
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



RECORDING REQUESTED
AND RETURN TO:

Gary M. Morris and Elena J. Morris
31115 Lancashire Drive
Lake Elsinore, California, 92530

MAIL TAX STATEMENTS TO:

Gary M. Morris and Elena J. Morris
31115 Lancashire Drive
Lake Elsinore, California 92530

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY		
			4						1		
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM		
								T:	CTY	UNI	051

QUITCLAIM DEED

(17)

T
051

Documentary Tax = 0.00

This conveyance transfers an interest into or out of a Living Trust. R & T 11930

Gary Morris and Elena Morris, husband and wife as joint tenants, hereby quitclaim to Gary M. Morris and Elena J. Morris, as Co-Trustees of THE MORRIS FAMILY TRUST dated October 1, 2007, the following described real property situated in the County of Riverside, State of California.

LEGAL DESCRIPTION ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

A.P.N: 378-020-037

Dated: October 1, 2007

This document was filed for recording by STEWART TITLE as an accommodation only. It has not been examined as to its execution or as to its effect upon the title or its recordability.

Gary Morris

Gary Morris

Elena Morris

Elena Morris

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) Ss.
COUNTY OF ORANGE)

On, October 1, 2007, before me C.R. Abrams, a Notary Public for said County and State, personally appeared Gary M. Morris and Elena J. Morris, personally known to me (or 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 they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.



Notary Public

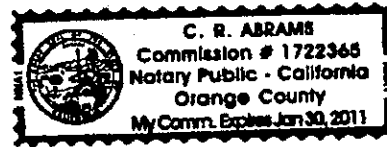


EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of RIVERSIDE, City of LAKE ELSINORE, described as follows:

PARCEL 2 OF PARCEL MAP 8585, AS SHOWN BY MAP ON FILE IN BOOK 36, PAGE 29 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THE 1/8TH PART OF ALL OIL, GAS AND MINERALS IN, UNDER OR UPON SAID LAND OR WHICH MAY BE SECURED THEREFROM, AS RESERVED IN DEED FROM CHARLES HUDSON AND DESSIE HUDSON, RECORDED MAY 8, 1936 IN BOOK 275, PAGE 344 OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS.

APN: 378-020-037-6

End of Legal Description

- STEWART TITLE, S06,
4000
06/13/2017 03:41PM QEAL
RIVERSIDE 2016-17 TAX ROLL

RIVERSIDE, CA

PAGE 1 OF 1

INVESTIGATIVE SEARCH
RESULTS

CUSTOMER SERVICE REQUEST ONLY
PAYMENTS AS OF 06/09/2017
SEARCH PARAMETERS

ENTERED APN: 378-020-037-6

✓ APN: 378-020-037-6 BILL: 000562804

TRA: 005-018 - CITY OF LAKE ELSINORE ACQ DATE: 10/2007 DOC#: 621018
LEGAL: 3.15 ACRES GRS IN POR PAR A AND PAR 2 PM 036/029 PM 8585
SITUS: 17377 BAKER ST LAKE ELSINORE CA 92530-2617
MAIL: 31115 LANCASHIRE DR LAKE ELSINORE CA 92530

ASSESSED OWNER(S) 2016-17 ASSESSED VALUES

MORRIS ELENA J LAND 245,000
MORRIS GARY M

TAXABLE 245,000

2016-17 TAXES	1ST INST	2ND INST	TOTAL TAX
STATUS	**PAID**	**PAID**	
PAYMENT DATE	11/18/2016	03/31/2017	
DELINQUENT DATE	12/12/2016	04/10/2017	
INSTALLMENT	1,326.50	1,326.50	2,653.00
PENALTY	132.65	171.28	303.93
BALANCE DUE	0.00	0.00	0.00

ASSESSMENT DETAIL

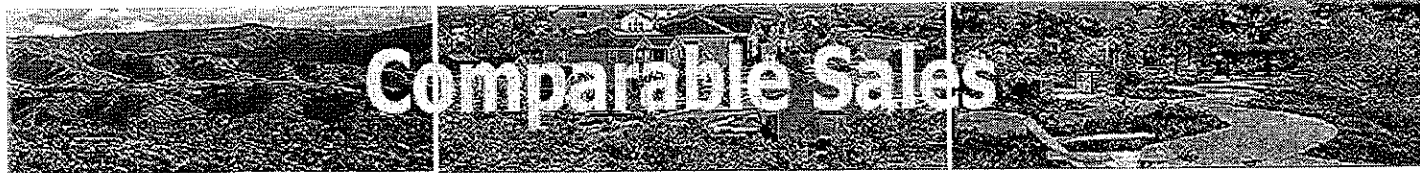
FUND	TYPE	AMOUNT	DESCRIPTION OF ASSESSMENT(S)
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68-2357	LNDSCP/LTG	69.24	LNDSCP/LIGHT MAINT DIST
68-5501	MISC ASMNT	31.50	EVMWD STANDBY CHARGE
68-5597	MISC ASMNT	31.50	EVMWD REGIONAL SEWER
68-5360	MISC ASMNT	29.06	MWD STANDBY - WEST
68-4571	MISC ASMNT	0.80	NW MOSQUITO/VECTOR CONTROL
		162.10	TOTAL OF SPECIAL ASSESSMENTS

ADDITIONAL PROPERTY INFORMATION

TAX CODE: 0 COUNTY USE CODE: CY VESTING: NO
PUI CODE: C24 ACREAGE: 3.00 STAMP AMOUNT:
ACRES
TAX RATE: 1.01670%
STANDARD LAND USE: COMMERCIAL LOT

END OF SEARCH



Subject Property

378 020 037

Site :17377 Baker St Lake Elsinore 92530
 Mail:31115 Lancashire Dr Lake Elsinore Ca 92530
 Use: Com,Vacant Commercial

Trsfr Date : 10/04/2007
 Sales Price:
 Deed :Quit Claim
 Building Sq Ft :
 Subdivision/Plat :

Lot Ac : 3.15 Yr Blt :
 Lot Sqft : 137,214 Pool : NO
 Legal : 3.15 ACRES GRS IN POR PAR
 Bed/Bath : / Units :

Sales Statistics

	<u>LOW</u>	<u>AVERAGE</u>	<u>HIGH</u>
Sale Price :	\$1,507.00	\$1,410,858.	\$2,691,000.
Building Square Footage :	0	0	0
Lot Square Footage :	4356	44120	121097
Number of Bedrooms :	0	0	0
Number of Bathrooms :	0.00	0.00	0.00
Year Built :	0	0	0
Cost Per Square Foot :			

Comparable Sales

	Address	Date	Price	\$/SF	Bld Sqft	BR/Bth	Yr-Built	Lot Size	Pool
# 1	787 Pinefalls Ave Diamond Bar Ca 91789	05/09/2017	\$1,500,000 F			/		30,928 .71	
Owner :	Sakurai Family Trust		Seller :		Pasadena Industrial Park LLC				
APN :	377 120 032		Doc # :		184978				
Legal :	.71 ACRES M/L IN POR PAR 7 PM		Distance for Subject: 1.12						
Land Use :	Com,Vacant Commercial								
# 2	29420 Hunco Way Lake Elsinore Ca 92530	12/30/2016	\$1,206,000 F			/		33,541 .77	
Owner :	Svk Investments LLC		Seller :		Pasadena Industrial Park LLC				
APN :	377 120 044		Doc # :		584683				
Legal :	.77 ACRES IN PAR 5 PM 215/030 PM		Distance for Subject: 1.09						
Land Use :	Com,Vacant Commercial								
# 3	29410 Hunco Way Lake Elsinore Ca 92530	03/03/2017	\$2,691,000 F			/		43,996 1.01	
Owner :	Boudreaux Properties LLC		Seller :		Pasadena Industrial Park LLC				
APN :	377 120 045		Doc # :		90972				
Legal :	1.01 ACRES IN PAR 6 PM 215/030 PM		Distance for Subject: 1.10						
Land Use :	Com,Vacant Commercial								
# 4	29400 Hunco Way Lake Elsinore Ca 92530	01/31/2017	\$2,642,500 F			/		40,075 .92	
Owner :	Sterns/Walker LLC		Seller :		Pasadena Industrial Park LLC				
APN :	377 120 046		Doc # :		41819				
Legal :	.92 ACRES IN PAR 7 PM 215/030 PM		Distance for Subject: 1.10						
Land Use :	Com,Vacant Commercial								
# 5	29390 Hunco Way Lake Elsinore Ca 92530	04/13/2017	\$1,200,000 F			/		34,848 .80	
Owner :	Erdsieck Family LP		Seller :		Pasadena Industrial Park LLC				
APN :	377 120 047		Doc # :		149947				
Legal :	.80 ACRES IN PAR 8 PM 215/030 PM		Distance for Subject: 1.10						
Land Use :	Com,Vacant Commercial		stewart title						

Customer Service Rep: Cathy Lewis
 County: Riverside (CA)

Date: 6/13/2017
 Time: 3:42 PM

Information Provided Is Deemed Reliable, But Is Not Guaranteed

**** in the Sale Amount indicates that the price shown is actually from the previous transfer and the the most current transfer was a zero dollar transfer

Comparable Sales

	Address	Date	Price	\$/SF	Bld Sqft	BR/Bth	Yr Built	Lot Size	Pool
# 6	*no Site Address* Ca	09/14/2016	\$635,000 F			/		121,097 2.78	NO
Owner	: Thueson Ross K		Seller : Morris Gary M						
APN	: 378 030 031		Doc # :398822						
Legal	: 2.78 ACRES NET IN POR LOT 5 BLK A							Distance for Subject: 0.70	
Land Use	: Com,Vacant Commercial								
# 7	Lakeview Lake Elsinore Ca 92530	07/14/2016	\$1,507 F			/		4,356 .10	NO
Owner	: Garcia Roberto A		Seller : Country Club Holdings						
APN	: 378 283 001		Doc # :294142						
Legal	: LOT 109 MB 013/035 COUNTRY CLUB							Distance for Subject: 1.03	
Land Use	: Com,Vacant Commercial								

stewart title

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

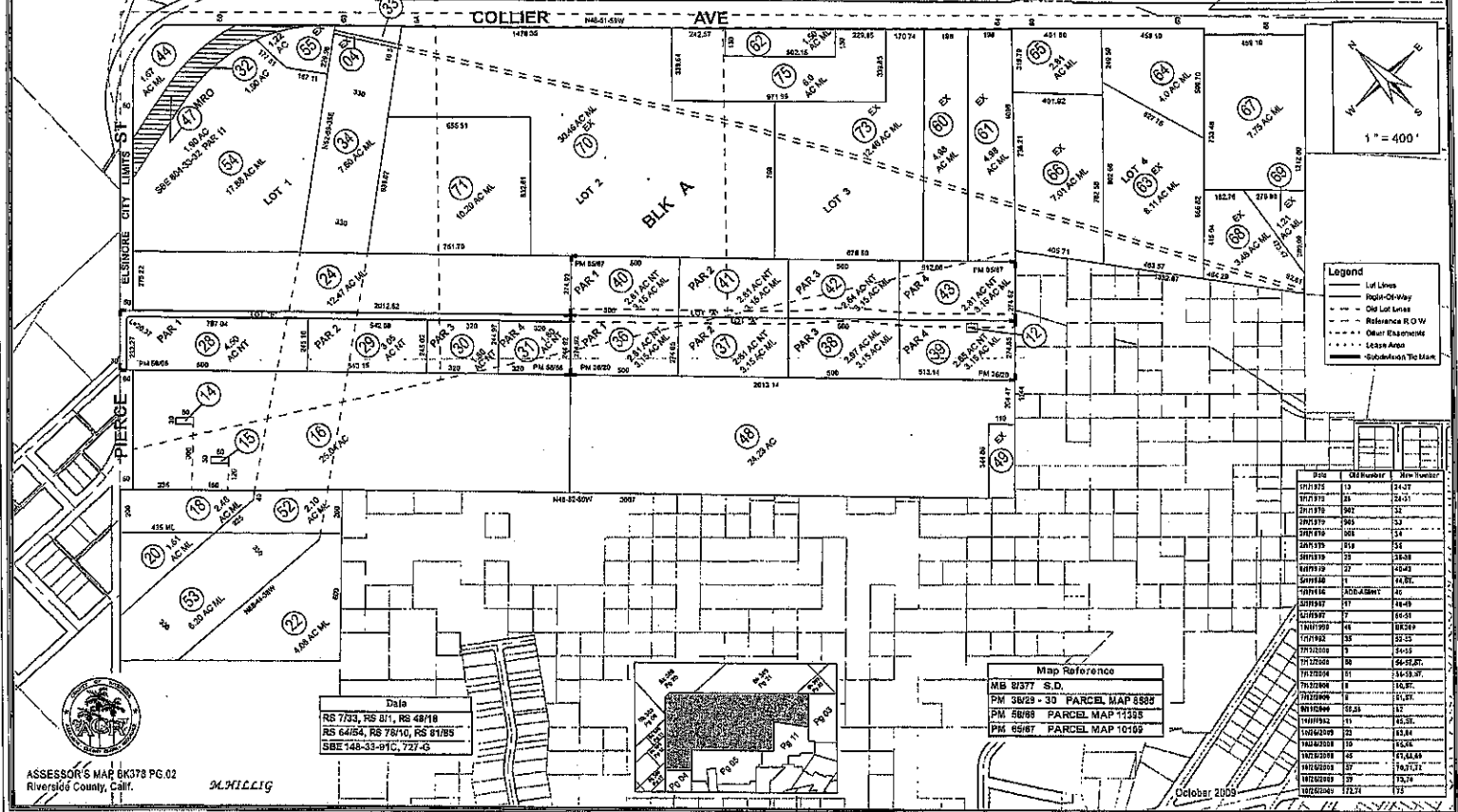
SEC 25 26 36 T5S5W
CITY OF LAKE ELSINORE

TRA 005-018

378-02
-18-23

DEC 02 2009

COLLIER AVE



Legend
 - Lot Lines
 - Right-Of-Way
 - Old Lot Lines
 - Reference R.O.W.
 - Other Easements
 - Lease Areas
 - Subdivided Tract Map

2010	Old Number	New Number
2010015	19	1427
2010016	25	2451
2010017	32	32
2010018	33	33
2010019	34	34
2010020	35	35
2010021	36	36
2010022	37	37
2010023	38	38
2010024	39	39
2010025	40	40
2010026	41	41
2010027	42	42
2010028	43	43
2010029	44	44
2010030	45	45
2010031	46	46
2010032	47	47
2010033	48	48
2010034	49	49
2010035	50	50
2010036	51	51
2010037	52	52
2010038	53	53
2010039	54	54
2010040	55	55
2010041	56	56
2010042	57	57
2010043	58	58
2010044	59	59
2010045	60	60
2010046	61	61
2010047	62	62
2010048	63	63
2010049	64	64
2010050	65	65
2010051	66	66
2010052	67	67
2010053	68	68
2010054	69	69
2010055	70	70
2010056	71	71
2010057	72	72
2010058	73	73
2010059	74	74
2010060	75	75
2010061	76	76
2010062	77	77
2010063	78	78
2010064	79	79
2010065	80	80
2010066	81	81
2010067	82	82
2010068	83	83
2010069	84	84
2010070	85	85
2010071	86	86
2010072	87	87
2010073	88	88
2010074	89	89
2010075	90	90
2010076	91	91
2010077	92	92
2010078	93	93
2010079	94	94
2010080	95	95
2010081	96	96
2010082	97	97
2010083	98	98
2010084	99	99
2010085	100	100

Data
 RS 7732, RS 811, RS 48118
 RS 64654, RS 78110, RS 91189
 SBE 748-33-9TC, 727-45

Map Reference
 MS 8377 S.D.
 PM 3025-30 PARCEL MAP 5889
 PM 5083 PARCEL MAP 11383
 PM 6567 PARCEL MAP 10169

ASSESSOR'S MAP 0K378 PG 02
 Riverside County, Calif. M.HILLIG

October 2009