



Date: 10/20/2020  
Property: 6082 STEARNS ST,  
RIVERSIDE, CA 92504-1739  
APN: 226-052-001  
County: RIVERSIDE

## Subject Property Location

Property Address	6082 STEARNS ST	Report Date:	10/20/2020
City, State & Zip	RIVERSIDE, CA 92504-1739	Order ID:	R17710861
County	RIVERSIDE COUNTY	Property Use	Single Family Residential
Mailing Address	10803 FOOTHILL BLVD STE 212, RANCHO CUCAMONGA, CA 91730-7697	Parcel Number	226-052-001
Map Reference	Thomas Bros Pg-Grid	Census Tract	0308.00

## Legal Description

Lot	48
Section/Block	/
Tract No	
Abbrev. Description	LOT 48 MB 014/024 MOUNTAIN VIEW FARMS TR

## Current Ownership Information

Owner Name(s)	TRINITY REDEVELOPMENT INC	Sale Price	\$220,000
		Sale Date	08/18/2020
		Recording Date	08/21/2020
Vesting		Recorder Doc #	2020-0386888
		Book/Page	

## Latest Full Sale Information

Owner Name(s)	TRINITY REDEVELOPMENT INC,	Sale Price	\$220,000
		Sale Date	08/18/2020
		Recording Date	08/21/2020
Vesting		Recorder Doc #	2020-0386888
		Book/Page	

## Financing Details at Time of Purchase

No financing details available


## Loan Officer Insights

No details available


## Lien History


Trans. ID	Recording Date	Lender	Amount	Purchase Money
1	09/22/2020	DURANT ENTERPRISES	\$220,000	NO

## Property Characteristics

	Bedrooms	2	Year Built	1952	Living Area (SF)	868
	Bathrooms/Partial	1	Garage/No. of Cars	Attached Garage/2	Price (\$/SF)	\$253/SF
	Total Rooms		Stories/Floors	1 Story	Lot Size (SF/AC)	15,682/.36
	Construction Type		No. of Units		Fireplace	
	Exterior Walls		No. of Buildings		Pool	
	Roof Material/Type	Gravel/Rock	Basement Type/Area		Heat Type	Central
	Foundation Type		Style		A/C	Central
	Property Type	Residential	View		Elevator	
	Land Use	Single Family Residential			Zoning	R1

## Assessment & Taxes

	Assessment Year	2019	Tax Year	2019	Tax Exemption	
	Total Taxable Value	\$144,168	Tax Amount	\$1,697	Tax Rate Area	9-000
	Land Value	\$69,256	Tax Account ID	226052001		

	Improvement Value	\$74,912	Tax Status	No Delinquency Found
	Improvement Ratio	51.96%	Delinquent Tax Year	
	Total Value		Market Improvement Value	
	Market Land Value		Market Value Year	

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**Subject Property Location**
















 Property Address 6082 STEARNS ST  
 City, State & Zip RIVERSIDE, CA 92504-1739

Report Date: 10/20/2020

Order ID: R17710862

County: RIVERSIDE

**Comparable Sales 20 Comps**

Pin	Sale Type	Address	Record Date	Sale Price	S/SF	Living SF	Rm	Bd	Ba	Year	Lot SF	Pool	Dist
		SUBJECT PROPERTY	08/21/2020	\$220,000	\$253	868	0	2	1	1952	15,682/.36		
1		5010 JURUPA AVE	05/12/2020	\$328,000	\$427	768	0	2	1	1922	9,583/.22		0.07
2		6141 GRAPEVINE WAY	07/16/2020	\$424,000	\$209	2,033	0	3	2.5	2015	2,613/.06		0.12
3		4949 CEDARBROOK LN	08/31/2020	\$440,000	\$190	2,320	0	4	2.5	2017	2,613/.06		0.13
4		6275 STEARNS ST	05/15/2020	\$360,000	\$279	1,289	0	3	1	1928	7,405/.17		0.14
5		4943 JURUPA AVE	07/30/2020	\$435,000	\$301	1,445	0	3	2	2004	13,503/.31		0.16
6		6279 OAKFIELD CT	06/15/2020	\$435,000	\$186	2,338	0	4	2.5	2007	2,613/.06		0.17
7		6278 OAKFIELD CT	07/29/2020	\$360,000	\$172	2,098	0	3	2.5	2007	2,613/.06		0.18
8		5216 GREENBRIER DR	08/24/2020	\$440,000	\$335	1,313	0	3	1.75	1954	8,276/.19		0.2
9		5213 OLD MILL RD	09/14/2020	\$365,000	\$355	1,029	0	2	1	1954	7,841/.18	Pool (yes) - P	0.21
10		5286 JURUPA AVE	07/16/2020	\$395,000	\$255	1,551	0	3	1.75	1956	6,970/.16		0.28
11		5237 OLD MILL RD	10/02/2020	\$505,000	\$403	1,254	0	3	1.5	1954	8,712/.2	Pool (yes) - P	0.28
12		4875 EMERSON ST	09/21/2020	\$500,000	\$383	1,307	0	4	1.75	1970	8,276/.19	Pool (yes) - P	0.29
13		5901 GRAND AVE	08/03/2020	\$425,000	\$418	1,017	0	2	1	1949	10,890/.25		0.29
14		6321 SOUTHERN PL	07/22/2020	\$370,000	\$239	1,550	0	3	2.5	2007	3,049/.07		0.31
15		5165 CARLINGFORD AVE	08/11/2020	\$370,000	\$276	1,339	0	2	1	1953	8,276/.19		0.32
16		5939 NORMANDIE PL	04/29/2020	\$385,000	\$290	1,328	0	3	1.75	1962	8,276/.19		0.34
17		5912 MEADOWBROOK LN	05/12/2020	\$390,000	\$354	1,102	0	3	1.75	1955	7,405/.17		0.35
18		5180 PARK CLIFF CT	07/22/2020	\$555,000	\$178	3,126	0	5	3	2003	9,583/.22		0.37
19		5971 DEERFIELD RD	06/08/2020	\$435,000	\$244	1,786	0	3	1.75	1954	8,712/.2		0.38
20		6473 NIDEVER AVE	07/31/2020	\$435,000	\$261	1,668	0	5	1.75	1963	6,534/.15		0.39

**Area Sales Analysis**

Total Area Sales/ Count	\$10,475,000/ 20	Median # of Baths	2	Median Lot Size (SF/AC)	7,405 /.17
Price Range - 2 years	\$273,000 - \$555,000	Median # of Bedrooms	3	Median Year Built	1955
Age Range	3 - 71	Median Living Area (SF)	1,339	Median Value	\$410,000
Median Age	65	Median Price (\$/SF)	\$304/SF		

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**Subject Property Location**

Property Address	6082 STEARNS ST	Report Date:	10/20/2020
City, State & Zip	RIVERSIDE, CA 92504-1739	Order ID:	R17710863
County	RIVERSIDE COUNTY	Property Use	Single Family Residential
Mailing Address	10803 FOOTHILL BLVD STE 212, RANCHO CUCAMONGA, CA 91730-7697	Parcel Number	226-052-001
Map Reference			

**Legal Description**

Lot	48
Section/Block	/
Tract No	
Abbrev. Description	LOT 48 MB 014/024 MOUNTAIN VIEW FARMS TR

**Current Ownership Information**

Owner Name(s)	TRINITY REDEVELOPMENT INC	Sale Price	\$220,000
		Sale Date	08/18/2020
		Recording Date	08/21/2020
Vesting		Recorder Doc #	2020-0386888
		Book/Page	

**Loan Officer Insights**

No details available

**Transaction Summary**

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	09/22/2020	Mortgage	Commercial Loan	\$220,000	2020-0450276	TRINITY REDEVELOPMENT INC	
2	09/11/2020	Release	Full Release with Legal Description	\$122,637	2020-0428739	SHIPLEY, ADAM	
3	08/21/2020	Deed	Grant Deed	\$220,000	2020-0386888	TRINITY REDEVELOPMENT INC	REDWOOD PROPERTY DEVELOPMENT LLC
4	08/19/2020	Deed	Grant Deed	\$135,000	2020-0382563	REDWOOD PROPERTY DEVELOPMENT LLC	SHIPLEY, ADAM
5	06/19/2009	Mortgage	FHA	\$122,637	2009-0313838	SHIPLEY, ADAM	
6	06/19/2009	Deed	Grant Deed	\$125,000	2009-0313837	SHIPLEY, ADAM	US BANK NATIONAL ASSOCIATION
7	11/13/2008	Deed	Trustee's Deed (Certificate of Title)	\$285,051	2008-0600558	US BANK NATIONAL ASSOCIATION	OLMOS, ANTONIO ORTEGA
8	10/10/2008	Pre-Foreclosure	Notice of Sale		2008-0549589		
9	10/10/2008	Assignment	Assignment of Mortgage	\$284,000	2008-0549587	ANTONIO ORTEGA OLMOS	
10	06/16/2008	Pre-Foreclosure	Notice of Default	\$284,000	2008-0327824	OLMOS, ANTONIO ORTEGA	
11	01/29/2007	Release	Release of Mortgage	\$21,600	2007-0064982	ANTONIO ORTEGA OLMOS	
12	12/29/2006	Release	Release of Mortgage	\$168,000	2006-0951806	ANTONIO ORTEGA OLMOS	
13	12/01/2006	Mortgage	Balloon	\$284,000	2006-0883865	OLMOS, ANTONIO ORTEGA	
14	08/15/2006	Mortgage	Credit Line	\$21,600	2006-0600087	OLMOS, ANTONIO ORTEGA	
15	11/14/2005	Release	Release of Mortgage	\$110,000	2005-0943349	ANTONIO ORTEGA OLMOS	
16	11/07/2005	Mortgage	Non Purchase Money (misc)	\$168,000	2005-0923132	OLMOS, ANTONIO ORTEGA	
17	11/07/2005	Deed	Intra-family Transfer or Dissolution		2005-0923131	OLMOS, ANTONIO ORTEGA	OLMOS, ANTONIO ORTEGA; GARIBAY, JUAN M; RODRIGUEZ, ROSA IRMA GARIBAY
18	01/16/2004	Deed	Intra-family Transfer or Dissolution		2004-0034536	OLMOS, ANTONIO ORTEGA; GARIBAY, JUAN M; RODRIGUEZ, ROSA IRMA GARIBAY	OLMOS, ANTONIO ORTEGA
19	01/16/2004	Mortgage	Unknown Loan Type	\$110,000	2004-0034535	OLMOS, ANTONIO ORTEGA	
20	01/16/2004	Deed	Quit Claim Deed		2004-0034534	OLMOS, ANTONIO ORTEGA	GARIBAY, JUAN M

## Transaction Summary (cont.) (2)

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
21	05/03/1994	Mortgage	FHA	\$87,117		OLMOS, ANTONIO ORTEGA; GARIBAY, JUAN M	
22	05/03/1994	Deed	Grant Deed	\$178,000	183688	OLMOS, ANTONIO ORTEGA; GARIBAY, JUAN M	CISNEROS, HENRY G
23	12/02/1993	Deed	Grant Deed		481786	HUD	FLEET MTG CORP
24	12/02/1993	Deed	Trustee's Deed (Certificate of Title)	\$149,655	481785	FLEET MTG CORP	MULLIGAN, JAMES P

## Transaction Details


### Mortgage

	Transaction ID	1	Recorder Doc Number	2020-0450276	Recorder Book/Page	
	Mortgage Date	08/21/2020	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$220,000	Document Description	Commercial Loan	1st Periodic Floor Rate	
	Loan Type	Commercial Loan	Recording Date	09/22/2020	1st Periodic Cap Rate	
	Origination Lender Name	DURANT ENTERPRISES	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Other	First Rate Change Date		Change Index	
	Type Financing		Maturity Date		IO Period	
	Borrower 1	TRINITY REDEVELOPMENT INC	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

### Mortgage Release

	Transaction ID	2	Recorder Doc Number	2020-0428739	Loan Amount	\$122,637
	Effective Date	08/26/2020	Document Type	Release	Origination Doc #	2009-0313838
	Borrower(s) Name	SHIPLEY, ADAM	Document Description	Full Release with Legal Description	Origination Recording Date	06/19/2009
	Current Lender	GUILD ADMINISTRATION CORPORATION	Recording Date	09/11/2020	Original Lender	GUILD MORTGAGE CO

### Transfer

	Transaction ID	3	Recorder Doc Number	2020-0386888	Partial Interest Transferred	
	Sale Date	08/18/2020	Document Type	Deed	Type of Transaction	Arms-Length Transfer
	Sale Price	\$220,000	Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	08/21/2020	Property Use	Single Family Residential
	Buyer 1	TRINITY REDEVELOPMENT INC	Buyer 1 Entity		Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	10803 FOOTHILL BLVD STE 212, RANCHO CUCAMONGA, CA 91730-7697
	Seller 1	REDWOOD PROPERTY DEVELOPMENT LLC	Seller 1 Entity		Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	RIVERSIDE
	Legal Recorder's Map Ref	MB 14 PG 24	Legal Subdivision	MOUNTAIN VIEW FARMS	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	ORANGE COAST TITLE CO

## Transaction Details (cont.) (2)

### Transfer

	Transaction ID	4	Recorder Doc Number	2020-0382563	Partial Interest Transferred	
	Sale Date	08/12/2020	Document Type	Deed	Type of Transaction	Arms-Length Transfer
	Sale Price	\$135,000	Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	08/19/2020	Property Use	Single Family Residential
	Buyer 1	REDWOOD PROPERTY DEVELOPMENT LLC	Buyer 1 Entity		Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	4742 RONMAR PL, WOODLAND HILLS, CA 91364-3426
	Seller 1	SHIPLEY, ADAM	Seller 1 Entity	Single man	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	RIVERSIDE
	Legal Recorder's Map Ref	MB 14 PG 24	Legal Subdivision	MOUNTAIN VIEW FARMS	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	ORANGE COAST TITLE COMPANY

### Mortgage

	Transaction ID	5	Recorder Doc Number	2009-0313838	Recorder Book/Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$122,637	Document Description	FHA	1st Periodic Floor Rate	
	Loan Type	FHA	Recording Date	06/19/2009	1st Periodic Cap Rate	
	Origination Lender Name	GUILD MORTGAGE CO	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Mortgage company	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	07/01/2039	IO Period	
	Borrower 1	SHIPLEY, ADAM	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					



Transaction Details (cont.) (3)

Transfer

	Transaction ID	6	Recorder Doc Number	2009-0313837	Partial Interest Transferred	
	Sale Date	05/20/2009	Document Type	Deed	Type of Transaction	Lender Sold
	Sale Price	\$125,000	Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	06/19/2009	Property Use	
	Buyer 1	SHIPLEY, ADAM	Buyer 1 Entity	Single man	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	6082 STEARNS ST, RIVERSIDE, CA 92504-1739
	Seller 1	US BANK NATIONAL ASSOCIATION	Seller 1 Entity	Trustee or Conservator	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	RIVERSIDE
	Legal Recorder's Map Ref	MB14 PG24	Legal Subdivision	MOUNTAIN VIEW FARMS	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	LSI TITLE AGENCY


Transfer


	Transaction ID	7	Recorder Doc Number	2008-0600558	Partial Interest Transferred	
	Sale Date	11/05/2008	Document Type	Deed	Type of Transaction	Lender Owned
	Sale Price	\$285,051	Document Description	Trustee's Deed (Certificate of Title)	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	11/13/2008	Property Use	
	Buyer 1	US BANK NATIONAL ASSOCIATION	Buyer 1 Entity	Beneficiary or Creditor	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	3815 SW TEMPLE, SALT LAKE CITY, UT 84115-4415
	Seller 1	OLMOS, ANTONIO ORTEGA	Seller 1 Entity	Trustor or Debtor	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	RIVERSIDE
	Legal Recorder's Map Ref	MB14 PG24	Legal Subdivision	MOUNTAIN VIEW FARMS	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	LSI TITLE COMPANY CA

Foreclosure Sale Scheduled


	Transaction ID	8	Recorder Doc Number	2008-0549589	Original Loan Amount	
	TS/Case #		Document Type	Pre-Foreclosure	Origination Document #	2006-0883865
	Trustor(s) Name		Document Description	Notice of Sale	Origination Recording Date	12/01/2006
	Trustee / Contact Name		Recording Date	10/10/2008	Unpaid Balance	
	Mailing Address		Auction Place of Sale	4050 MAIN ST, RIVERSIDE	Foreclosure Sale Scheduled Date	10/08/2008
	Phone Number		Auction Date	11/03/2008	Publish Date	

## Transaction Details (cont.) (4)


Mortgage Assignment						
	Transaction ID	9	Recorder Doc Number	2008-0549587	Original Loan Amount	\$284,000
	Effective Date		Document Type	Assignment	Origination Doc #	2006-0883865
	Borrower(s) Name	ANTONIO ORTEGA OLMOS	Document Description	Assignment of Mortgage	Origination Recording Date	12/01/2006
			Recording Date	10/10/2008	Original Lender	EQUIFIRST CORP
Assignor Name	MERS, INC. AS NOMINEE FOR EQUIFIRST CORPORATION		Assignee Name	U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., HOME EQUITY PASS THROUGH CERTIFICATES, SERIES 2007-1		


Foreclosure 1st Legal Action						
	Transaction ID	10	Recorder Doc Number	2008-0327824	Original Loan Amount	\$284,000
	TS/Case #	08-21299-SP-CA	Document Type	Pre-Foreclosure	Origination Document #	2006-0883865
	Trustor(s) Name	OLMOS, ANTONIO ORTEGA	Document Description	Notice of Default	Origination Recording Date	12/01/2006
	Trustee / Contact Name	NATIONAL DEFAULT SERVICING CORP	Recording Date	06/16/2008	Beneficiary Name	
	Mailing Address	2525 E CAMELBACK RD # 200, PHOENIX, AZ 85016	Foreclosure 1st Legal Date		Delinquent Amount	\$10,598
	Phone Number	602-264-6101	Publish Date		Delinquent Amount As of	06/16/2008


Mortgage Release						
	Transaction ID	11	Recorder Doc Number	2007-0064982	Loan Amount	\$21,600
	Effective Date		Document Type	Release	Origination Doc #	2006-0600087
	Borrower(s) Name	ANTONIO ORTEGA OLMOS	Document Description	Release of Mortgage	Origination Recording Date	08/15/2006
	Current Lender	AG DOCUMENTATION SERVICE, INC., TRUSTEE	Recording Date	01/29/2007	Original Lender	AMERICAN GENERAL FINANCIAL SERVICES INC

Mortgage Release						
	Transaction ID	12	Recorder Doc Number	2006-0951806	Loan Amount	\$168,000
	Effective Date		Document Type	Release	Origination Doc #	2005-0923132
	Borrower(s) Name	ANTONIO ORTEGA OLMOS	Document Description	Release of Mortgage	Origination Recording Date	11/07/2005
	Current Lender	AURORA LOAN SERVICES LLC AS PRESENT TRUSTEE	Recording Date	12/29/2006	Original Lender	HOME123 CORP

Transaction Details (cont.) (5)

Mortgage						
	Transaction ID	13	Recorder Doc Number	2006-0883865	Recorder Book/Page	
	Mortgage Date	11/15/2006	Document Type	Mortgage	Rate Change Freq	Semi-Annual
	Loan Amount	\$284,000	Document Description	Balloon	1st Periodic Floor Rate	8.34%
	Loan Type	Balloon	Recording Date	12/01/2006	1st Periodic Cap Rate	11.34%
	Origination Lender Name	EQUIFIRST CORP	Origination Interest Rate	8.34%	Lifetime Cap Rate	14.34%
	Origination Lender Type	Subprime Lender	First Rate Change Date	12/01/2008	Change Index	5.95%
	Type Financing	Fixed To Adjustable	Maturity Date	12/01/2036	IO Period	
	Borrower 1	OLMOS, ANTONIO ORTEGA	Balloon Rider	Y	Prepayment Penalty Rider	Y
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	24
	Additional Borrowers		Adj Rate Rider	Y	Adj Rate Index	LIBOR6MO
	Vesting					

Mortgage						
	Transaction ID	14	Recorder Doc Number	2006-0600087	Recorder Book/Page	
	Mortgage Date	08/11/2006	Document Type	Mortgage	Rate Change Freq	Monthly
	Loan Amount	\$21,600	Document Description	Credit Line	1st Periodic Floor Rate	
	Loan Type	Credit Line	Recording Date	08/15/2006	1st Periodic Cap Rate	
	Origination Lender Name	AMERICAN GENERAL FINANCIAL SERVICES INC	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Finance Company	First Rate Change Date		Change Index	
	Type Financing		Maturity Date		IO Period	
	Borrower 1	OLMOS, ANTONIO ORTEGA	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

Mortgage Release						
	Transaction ID	15	Recorder Doc Number	2005-0943349	Loan Amount	\$110,000
	Effective Date		Document Type	Release	Origination Doc #	2004-0034535
	Borrower(s) Name	ANTONIO ORTEGA OLMOS	Document Description	Release of Mortgage	Origination Recording Date	01/16/2004
	Current Lender	TOWN AND COUNTRY TITLE SERVICES, INC, TRUSTEE	Recording Date	11/14/2005	Original Lender	OLYMPUS MORTGAGE CO

Transaction Details (cont.) (6)

Mortgage

	Transaction ID	16	Recorder Doc Number	2005-0923132	Recorder Book/Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	Semi-Annual
	Loan Amount	\$168,000	Document Description	Non Purchase Money (misc)	1st Periodic Floor Rate	
	Loan Type	Non Purchase Money (misc)	Recording Date	11/07/2005	1st Periodic Cap Rate	
	Origination Lender Name	HOME123 CORP	Origination Interest Rate	5.87%	Lifetime Cap Rate	
	Origination Lender Type	Other	First Rate Change Date		Change Index	2.25%
	Type Financing	Fixed To Adjustable	Maturity Date	11/01/2035	IO Period	
	Borrower 1	OLMOS, ANTONIO ORTEGA	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider	Y	Adj Rate Index	LIBOR
	Vesting					

Transfer


	Transaction ID	17	Recorder Doc Number	2005-0923131	Partial Interest Transferred	
	Sale Date	10/25/2005	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	11/07/2005	Property Use	
	Buyer 1	OLMOS, ANTONIO ORTEGA	Buyer 1 Entity	Single man	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	6082 STEARNS ST, RIVERSIDE, CA 92504-1739
	Seller 1	OLMOS, ANTONIO ORTEGA	Seller 1 Entity	Single man	Seller Mailing Address	6082 STEARNS ST, RIVERSIDE, CA 92504-1739
	Seller 2	GARIBAY, JUAN M	Seller 2 Entity	Single man	Legal City/ Muni/ Township	RIVERSIDE
	Legal Recorder's Map Ref	MP14 PG24	Legal Subdivision	MOUNTAIN VIEW FARMS	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	SOUTHLAND TITLE INLAND EMPIR

Transaction Details (cont.) (7)

Transfer

	Transaction ID	18	Recorder Doc Number	2004-0034536	Partial Interest Transferred	
	Sale Date	01/08/2004	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	01/16/2004	Property Use	
	Buyer 1	OLMOS, ANTONIO ORTEGA	Buyer 1 Entity	Single man	Buyer Vesting	Joint Tenants
	Buyer 2	GARIBAY, JUAN M	Buyer 2 Entity	Single man	Buyer Mailing Address	6082 STEARNS ST, RIVERSIDE, CA 92504-1739
	Seller 1	OLMOS, ANTONIO ORTEGA	Seller 1 Entity	Single man	Seller Mailing Address	6082 STEARNS ST, RIVERSIDE, CA 92504-1739
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	RIVERSIDE
	Legal Recorder's Map Ref	MP14 PG24	Legal Subdivision	MOUNTAIN VIEW FARMS	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	DIVERSIFIED TITLE & ESCROW S

Mortgage

	Transaction ID	19	Recorder Doc Number	2004-0034535	Recorder Book/Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	Semi-Annual
	Loan Amount	\$110,000	Document Description	Unknown Loan Type	1st Periodic Floor Rate	
	Loan Type	Unknown Loan Type	Recording Date	01/16/2004	1st Periodic Cap Rate	
	Origination Lender Name	OLYMPUS MORTGAGE CO	Origination Interest Rate	6.80%	Lifetime Cap Rate	
	Origination Lender Type	Mortgage company	First Rate Change Date		Change Index	5.50%
	Type Financing	Fixed To Adjustable	Maturity Date	02/01/2034	IO Period	
	Borrower 1	OLMOS, ANTONIO ORTEGA	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider	Y	Adj Rate Index	LIBOR
Vesting						

Transaction Details (cont.) (8)

Transfer

	Transaction ID	20	Recorder Doc Number	2004-0034534	Partial Interest Transferred	
	Sale Date	01/06/2004	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Quit Claim Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	01/16/2004	Property Use	
	Buyer 1	OLMOS, ANTONIO ORTEGA	Buyer 1 Entity	Single man	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	6082 STEARNS ST, RIVERSIDE, CA 92504-1739
	Seller 1	GARIBAY, JUAN M	Seller 1 Entity	Single man	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	RIVERSIDE
	Legal Recorder's Map Ref	MP14 PG24	Legal Subdivision	MOUNTAIN VIEW FARMS	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	DIVERSIFIED TITLE & ESCROW S

Mortgage

	Transaction ID	21	Recorder Doc Number		Recorder Book/Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$87,117	Document Description	FHA	1st Periodic Floor Rate	
	Loan Type	FHA	Recording Date	05/03/1994	1st Periodic Cap Rate	
	Origination Lender Name	PNC MTG CORP OF AMERICA	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Mortgage company	First Rate Change Date		Change Index	
	Type Financing	Variable	Maturity Date	06/01/2024	IO Period	
	Borrower 1	OLMOS, ANTONIO ORTEGA	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	GARIBAY, JUAN M	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting	Joint Tenants				

Transaction Details (cont.) (9)

Transfer

	Transaction ID	22	Recorder Doc Number	183688	Partial Interest Transferred	
	Sale Date	03/25/1994	Document Type	Deed	Type of Transaction	Arms-Length Transfer
	Sale Price	\$178,000	Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	05/03/1994	Property Use	
	Buyer 1	OLMOS, ANTONIO ORTEGA	Buyer 1 Entity	Single man	Buyer Vesting	Joint Tenants
	Buyer 2	GARIBAY, JUAN M	Buyer 2 Entity	Single man	Buyer Mailing Address	6082 STEARNS ST, RIVERSIDE, CA 92504-1739
	Seller 1	CISNEROS, HENRY G	Seller 1 Entity	Government	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	
	Legal Recorder's Map Ref	MAP14 PG24	Legal Subdivision	MOUNTAIN VIEW FARMS	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	QUALITY TITLE COMPANY

Transfer

	Transaction ID	23	Recorder Doc Number	481786	Partial Interest Transferred	
	Sale Date	11/04/1993	Document Type	Deed	Type of Transaction	Lender-to-Lender Transfer
	Sale Price		Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	12/02/1993	Property Use	
	Buyer 1	HUD	Buyer 1 Entity	Government	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	3 HUTTON CENTRE DR # 500, SANTA ANA, CA 92707-5781
	Seller 1	FLEET MTG CORP	Seller 1 Entity	Company or Corporation	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	
	Legal Recorder's Map Ref	MAP14 PG24	Legal Subdivision	MOUNTAIN VIEW FARMS	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	FIRST SOUTHWESTERN TITLE COM

## Transaction Details (cont.) (10)

### Transfer

	Transaction ID	24	Recorder Doc Number	481785	Partial Interest Transferred	
	Sale Date	11/04/1993	Document Type	Deed	Type of Transaction	Lender Owned
	Sale Price	\$149,655	Document Description	Trustee's Deed (Certificate of Title)	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	12/02/1993	Property Use	
	Buyer 1	FLEET MTG CORP	Buyer 1 Entity	Company or Corporation	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	600 N BROADWAY # 400, MILWAUKEE, WI 53202-5009
	Seller 1	MULLIGAN, JAMES P	Seller 1 Entity	Trustee or Conservator	Seller Mailing Address	600 N BROADWAY # 400, MILWAUKEE, WI 53202-5009
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	
	Legal Recorder's Map Ref	MAP14 PG24	Legal Subdivision	MOUNTAIN VIEW FARMS	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	FIRST SOUTHWESTERN TITLE COM

### Transaction History Legend



Transfer



Mortgage



Mortgage Assignment



Foreclosure Activity



Mortgage Release

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**Subject Property Location**

Report Date: 10/20/2020

Property Address	6082 STEARNS ST	Order ID: R17710864
City, State & Zip	RIVERSIDE, CA 92504-1739	
County	RIVERSIDE COUNTY	Property Use
Mailing Address	10803 FOOTHILL BLVD STE 212, RANCHO CUCAMONGA, CA 91730-7697	Parcel Number
Map Reference		Single Family Residential 226-052-001

**Nearby Neighbor # 1**

Address	6082 STEARNS ST, RIVERSIDE, CA 92504		APN	226-052-001
Owner	TRINITY REDEVELOPMENT INC,		Lot Size (SF/AC)	15,682/.36
Bedrooms	2	Year Built	1952	Living Area (SF)
Bathrooms/Partial	1	Garage/No. of Cars	Attached Garage/2	Phones

**Nearby Neighbor # 2**

Address	6094 STEARNS ST, RIVERSIDE, CA 92504		APN	226-052-002
Owner	AVALOS PEDRO; AVALOS MARIA		Lot Size (SF/AC)	15,682/.36
Bedrooms	3	Year Built	1952	Living Area (SF)
Bathrooms/Partial	1.75	Garage/No. of Cars	Carport	Phones

**Nearby Neighbor # 3**

Address	6072 STEARNS ST, RIVERSIDE, CA 92504		APN	226-031-009
Owner	MA, GLORIA YU WEI; THE LIVING TRUST OF GLORIA YU WEI MA 201,		Lot Size (SF/AC)	15,682/.36
Bedrooms	3	Year Built	1947	Living Area (SF)
Bathrooms/Partial	2	Garage/No. of Cars	Carport/1	Phones

**Nearby Neighbor # 4**

Address	6060 STEARNS ST, RIVERSIDE, CA 92504		APN	226-031-008
Owner	DYER JOHN R JR		Lot Size (SF/AC)	23,522/.54
Bedrooms	5	Year Built	1927	Living Area (SF)
Bathrooms/Partial	1	Garage/No. of Cars	Detached Garage/1	Phones

**Nearby Neighbor # 5**

Address	6110 STEARNS ST, RIVERSIDE, CA 92504		APN	226-052-003
Owner	MARSHALL TIMOTHY; MARSHALL MARIA FE		Lot Size (SF/AC)	15,682/.36
Bedrooms	2	Year Built	1953	Living Area (SF)
Bathrooms/Partial	1	Garage/No. of Cars	Attached Garage/1	Phones

**Nearby Neighbor # 6**

Address	6126 STEARNS ST, RIVERSIDE, CA 92504		APN	226-052-004
Owner	VAZQUEZ FRET		Lot Size (SF/AC)	15,682/.36
Bedrooms	3	Year Built	1938	Living Area (SF)
Bathrooms/Partial	1	Garage/No. of Cars		Phones

Nearby Neighbor # 7					
Address	6038 STEARNS ST, RIVERSIDE, CA 92504			APN	226-031-020
Owner	PAYNE ERNEST C; PAYNE HELEN L			Lot Size (SF/AC)	23,086/.53
Bedrooms	2	Year Built	1940	Living Area (SF)	728
Bathrooms/Partial	1	Garage/No. of Cars	Detached Garage/2	Phones	

Nearby Neighbor # 8					
Address	6142 STEARNS ST, RIVERSIDE, CA 92504			APN	226-052-044
Owner	OCHOA JAVIER			Lot Size (SF/AC)	15,246/.35
Bedrooms	3	Year Built	1976	Living Area (SF)	1,504
Bathrooms/Partial	1.75	Garage/No. of Cars	Attached Garage/2	Phones	

Nearby Neighbor # 9					
Address	6139 CORRELL ST, RIVERSIDE, CA 92504			APN	226-052-066
Owner	NGUYEN DIEP THI			Lot Size (SF/AC)	6,534/.15
Bedrooms	3	Year Built	2003	Living Area (SF)	1,307
Bathrooms/Partial	2	Garage/No. of Cars	Attached Garage/2	Phones	

Nearby Neighbor # 10					
Address	6028 STEARNS ST, RIVERSIDE, CA 92504			APN	226-031-003
Owner	CC RENTAL PROP			Lot Size (SF/AC)	5,227/.12
Bedrooms	3	Year Built	1940	Living Area (SF)	1,092
Bathrooms/Partial	1.75	Garage/No. of Cars	Carport	Phones	

Nearby Neighbor # 11					
Address	6151 CORRELL ST, RIVERSIDE, CA 92504			APN	226-052-065
Owner	FIGUEROA MARIO; FIGUEROA JOVINO			Lot Size (SF/AC)	6,534/.15
Bedrooms	3	Year Built	2003	Living Area (SF)	1,307
Bathrooms/Partial	2	Garage/No. of Cars	Attached Garage/2	Phones	

Nearby Neighbor # 12					
Address	6158 STEARNS ST, RIVERSIDE, CA 92504			APN	226-052-006
Owner	ORTIZ GUADALUPE; ORTIZ MARIA			Lot Size (SF/AC)	15,246/.35
Bedrooms	2	Year Built	1947	Living Area (SF)	764
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor # 13					
Address	6051 STEARNS ST, RIVERSIDE, CA 92504			APN	226-022-034
Owner	HERNANDEZ ADRIAN J			Lot Size (SF/AC)	6,534/.15
Bedrooms	3	Year Built	1959	Living Area (SF)	1,122
Bathrooms/Partial	1	Garage/No. of Cars	Attached Garage/1	Phones	

### Nearby Neighbor # 14

Address	5068 JURUPA AVE, RIVERSIDE, CA 92504		APN	226-031-021	
Owner	US BANK TRUST NA, ; LSF11 MASTER PARTICIPATION TRUST,		Lot Size (SF/AC)	7,405/.17	
Bedrooms	3	Year Built	1928	Living Area (SF)	796
Bathrooms/Partial	1	Garage/No. of Cars	Detached Garage	Phones	

### Nearby Neighbor # 15

Address	5056 JURUPA AVE, RIVERSIDE, CA 92504		APN	226-031-026	
Owner	ARROYOS JUAN ANTONIO		Lot Size (SF/AC)	7,405/.17	
Bedrooms	3	Year Built	1926	Living Area (SF)	1,188
Bathrooms/Partial	1	Garage/No. of Cars	Carport	Phones	

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Subject Property Location

Property Address 6082 STEARNS ST  
 City, State & Zip RIVERSIDE, CA 92504-1739  
 County RIVERSIDE COUNTY  
 Mailing Address 10803 FOOTHILL BLVD STE 212, RANCHO CUCAMONGA, CA 91730-7697  
 Map Reference

Report Date: 10/20/2020  
 Order ID: R17710865

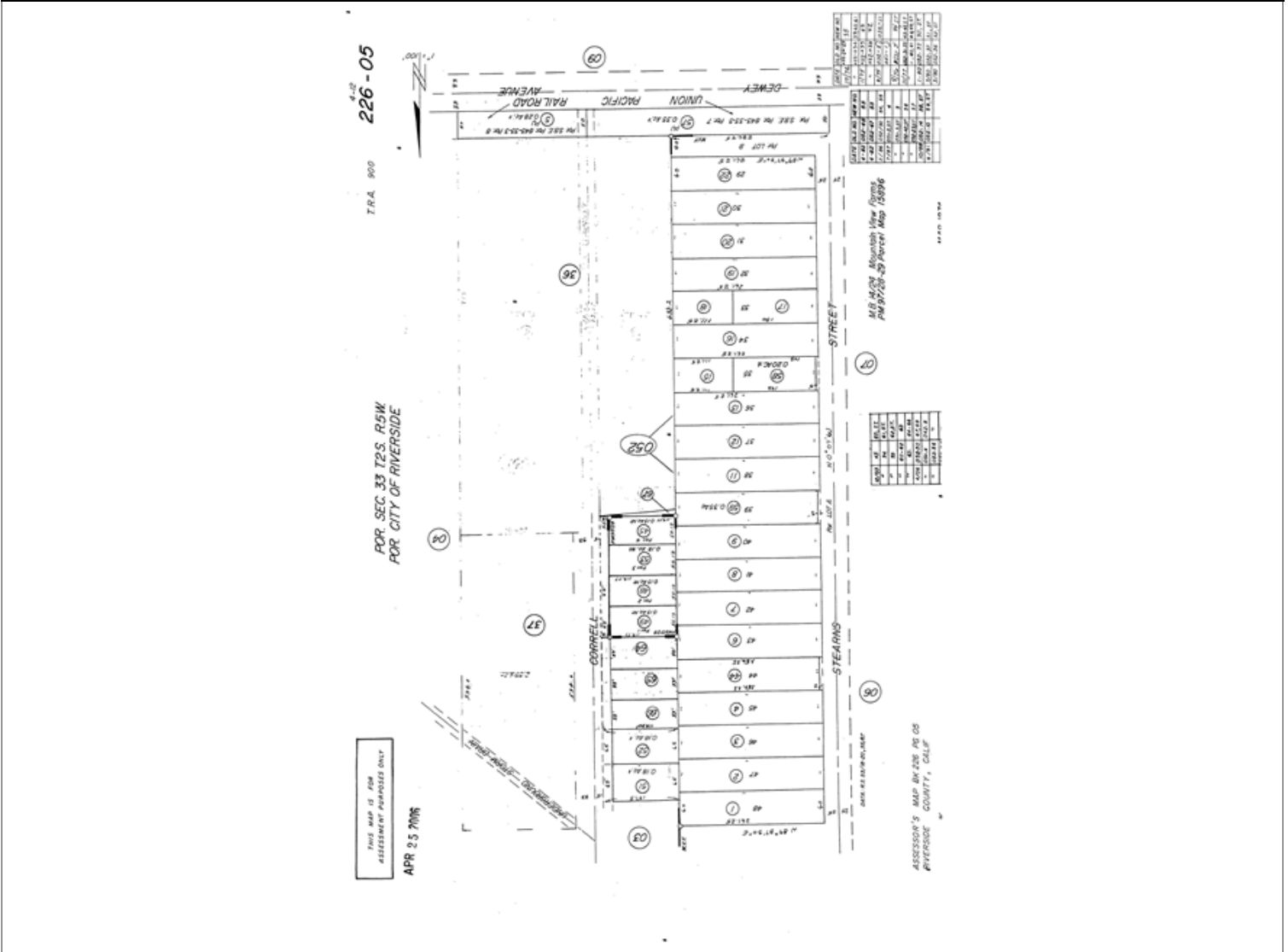
Property Use Single Family Residential  
 Parcel Number 226-052-001



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