OLD REPUBLIC TITLE

Property Profile

701 Planz Rd #A & #B
Bakersfield, CA 93304
APN: 025-210-03-00-1,
025-210-04-00-4

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OLD REPUBLIC TITLE COMPANY

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Property Detail Report

701 Planz Rd #A, Bakersfield, CA 93304-6125

APN: 025-210-03-00-1

Kern County Data as of: 06/11/2026

Owner Information

Owner Name:	Revelez Fernando Trust		
Vesting:			
Mailing Address:	504 Rustic Hills Dr, Simi Valley, CA 93065-8203	Occupancy:	Absentee Owner

Location Information

Legal Description:	Tract 4411 , Block , Lot A			County:	Kern, CA
APN:	025-210-03-00-1	Alternate APN:	02521003	Census Tract / Block:	003121 / 5008
Munic / Twnshp:		Twnshp-Rng-Sec:	30S-28E-18	Legal Lot / Block:	A / 2
Subdivision:		Tract #:	4411	Legal Book / Page:	
Neighborhood:	Cedarvale Apartmen...	School District:	Bakersfield City School District		
Elementary School:	Frank West Element...	Middle School:	Curran Middle Scho...	High School:	South High School
Latitude:	35.32441	Longitude:	-119.01053		

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	11/05/2003 / 01/07/2004	Price:		Transfer Doc #:	2004.3455
Buyer Name:	Revelez Fernando R	Seller Name:	Curcie Stephen R Trust	Deed Type:	High Liability Loan

Last Market Sale

Sale / Rec Date:		Sale Price / Type:		Deed Type:	
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	N/A
Seller Name:					
Lender:				Title Company:	

Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	N/A
Prior Lender:					

Property Characteristics

Gross Living Area:	21,984 Sq. Ft.	Total Rooms:	4	Year Built / Eff:	1983 / 1983
Living Area:	21,984 Sq. Ft.	Bedrooms:	2	Stories:	2
Total Adj. Area:		Baths (F/3Q/H/Q):	1/0/0/0	Parking Type:	
Above Grade:	21,984 Sq. Ft.	Pool:		Garage #:	
Basement Area:		Fireplace:	Yes	Garage Area:	
Style:		Cooling:	Package	Porch Type:	
Foundation:		Heating:	Gas	Patio Type:	
Quality:	Average	Exterior Wall:		Roof Type:	Gable
Condition:	Average	Construction Type:	Wood Frame/Metal	Roof Material:	Shake

Site Information

Land Use:	Apartment	Lot Area:	52,535 Sq. Ft.	Zoning:	R-3
State Use:		Lot Width / Depth:		# of Buildings:	1
County Use:	0502 - 21-30 Unit...	Usable Lot:		Res / Comm Units:	24 /
Site Influence:		Acres:	1.206	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	06029C2300E	Flood Map Date:	09/26/2008
Community Name:	City Of Bakersfield	Flood Panel #:	2300E	Inside SFHA:	False

Tax Information

Assessed Year:	2025	Assessed Value:	$2,488,125	Market Total Value:	
Tax Year:	2025	Land Value:	$497,618	Market Land Value:	
Tax Area:	00-003	Improvement Value:	$1,990,507	Market Imprv Value:	
Property Tax:	$36,968.86	Improved %:	80%	Market Imprv %:	
Exemption:		Delinquent Year:			

Transaction History Basic

701 Planz Rd #A, Bakersfield, CA 93304-6125

APN: 025-210-03-00-1

Kern County Data as of: 06/11/2026

Current Owner: Revelez Fernando R

Vesting:
2002 - Present

Date	Type	Amount	Borrower(s)	Lender	Buyer	Seller
01/07/2004	Deed Transfer				Revelez Fernando R	Curcie Stephen R Trust
	Sale Date: 11/05/2003 Title: Fidelity National Title		Doc Type: Deed Transfer		Doc #: 2004.3455	
01/07/2004	Trust Deed/Mortgage	$1,680,000	Revelez Fernando R	United Commercial Bank		
	Loan Type: Conventional Rate Type: Var Title: Fidelity National Title		Doc Type: Trust Deed/Mortgage Rate: 588		Doc #: 2004.3456 Term:	
03/07/2003	Deed Transfer				Forcella TR	Forcella Luciano & Rita
	Sale Date: 03/01/2003 Title: Fidelity National Title		Doc Type: Deed Transfer		Doc #: 2003.42824	
11/04/2002	Deed Transfer				Forcella Luciano / Forcella Rita	Ciccarelli John V
	Sale Date: 10/30/2002 Title:		Doc Type: Deed Transfer		Doc #: 2002.185780	

- OLD REPUBLIC TITLE, OC8, SVIL		KERN, CA
06/18/2026 08:42AM RMOZ		PAGE 1 OF 1
KERN 2025-26 TAX ROLL	INVESTIGATIVE SEARCH RESULTS	

CUSTOMER SERVICE REQUEST ONLY

PAYMENTS AS OF 06/12/2026

SEARCH PARAMETERS

ENTERED APN: 025-210-03-00-1

✔ APN: 025-210-03-00-1 BILL: 25-1020062-00-0

TRA: 001-003 - CITY OF BAKERSFIELD **DATE:** 06/14/2019 **REF DOC#:** 69932

LEGAL: LOT: B BLK: TR: 4411
LOT: A BLK: TR: 4411

SITUS: 701 PLANZ RD #A BAKERSFIELD CA 93304-6125

MAIL: 504 RUSTIC HILLS DR SIMI VALLEY CA 93065

ASSESSED OWNER(S)		2025-26 ASSESSED VALUES
REVELEZ FERNANDO TRUST	LAND	497,618
	IMPROVEMENTS	1,990,507
	TAXABLE	**2,488,125**

2025-26 TAXES	1ST INST	2ND INST	TOTAL TAX
STATUS	PAID	PAID	
PAYMENT DATE	12/08/2025	04/08/2026	
DELINQUENT DATE	12/10/2025	04/10/2026	
INSTALLMENT	18,484.43	18,484.43	36,968.86
PENALTY	1,848.44	1,858.44	3,706.88
BALANCE DUE	0.00	0.00	**0.00**

ASSESSMENT DETAIL

FUND	TYPE	AMOUNT	DESCRIPTION OF ASSESSMENT(S)
20115	SEWER MAINT	4,448.36	BKFLD SEWER PLT 2
24150	MAINT DIST	3,562.08	SOLID WASTE MANAGEMENT ENTERPRISE
42317	PEST CNTROL	2.00	KERN MOSQUITO & VECTOR CONTROL DISTRICT
		8,012.44	TOTAL OF SPECIAL ASSESSMENTS

ADDITIONAL PROPERTY INFORMATION

COUNTY USE CODE: 0502

STANDARD LAND USE: APARTMENT

END OF SEARCH

Property Detail Report

701 Planz Rd #B, Bakersfield, CA 93304-6125

APN: 025-210-04-00-4

Kern County Data as of: 06/11/2026

Owner Information

Owner Name:	Revelez Fernando Trust		
Vesting:			
Mailing Address:	504 Rustic Hills Dr, Simi Valley, CA 93065-8203	Occupancy:	Absentee Owner

Location Information

Legal Description:	Tract 4411 , Block , Lot B			County:	Kern, CA
APN:	025-210-04-00-4	Alternate APN:	02521004	Census Tract / Block:	003121 / 5008
Munic / Twnshp:		Twnshp-Rng-Sec:	30S-28E-18	Legal Lot / Block:	B / 2
Subdivision:		Tract #:	4411	Legal Book / Page:	
Neighborhood:	Cedarvale Apartmen...	School District:	Bakersfield City School District		
Elementary School:	Frank West Element...	Middle School:	Curran Middle Scho...	High School:	South High School
Latitude:	35.3241	Longitude:	-119.00983		

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	11/28/2011 / 12/06/2011	Price:		Transfer Doc #:	2011.160663
Buyer Name:	Revelez Fernando Trust	Seller Name:	Revelez Fernando R	Deed Type:	Quitclaim

Last Market Sale

Sale / Rec Date:		Sale Price / Type:		Deed Type:	
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	N/A
Seller Name:					
Lender:				Title Company:	

Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	N/A
Prior Lender:					

Property Characteristics

Gross Living Area:	14,656 Sq. Ft.	Total Rooms:	4	Year Built / Eff:	1983 / 1983
Living Area:	14,656 Sq. Ft.	Bedrooms:	2	Stories:	2
Total Adj. Area:		Baths (F/3Q/H/Q):	1/0/0/0	Parking Type:	
Above Grade:	14,656 Sq. Ft.	Pool:		Garage #:	
Basement Area:		Fireplace:	Yes	Garage Area:	
Style:		Cooling:	Package	Porch Type:	
Foundation:		Heating:	Gas	Patio Type:	
Quality:	Good	Exterior Wall:		Roof Type:	Gable
Condition:	Average	Construction Type:	Wood Frame/Metal	Roof Material:	Composition

Site Information

Land Use:	Apartment	Lot Area:	31,441 Sq. Ft.	Zoning:	R-2
State Use:		Lot Width / Depth:		# of Buildings:	1
County Use:	0501 - 10-20 Unit...	Usable Lot:		Res / Comm Units:	16 /
Site Influence:		Acres:	0.722	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	06029C2300E	Flood Map Date:	09/26/2008
Community Name:	City Of Bakersfield	Flood Panel #:	2300E	Inside SFHA:	False

Tax Information

Assessed Year:	2025	Assessed Value:	$1,137,418	Market Total Value:	
Tax Year:	2025	Land Value:	$284,348	Market Land Value:	
Tax Area:	00-003	Improvement Value:	$853,070	Market Imprv Value:	
Property Tax:	$18,579.46	Improved %:	75%	Market Imprv %:	
Exemption:		Delinquent Year:			

Transaction History Basic

701 Planz Rd #B, Bakersfield, CA 93304-6125

APN: 025-210-04-00-4

Kern County Data as of: 06/11/2026

Current Owner: Revelez Fernando Trust

Vesting:
1999 - Present

Date	Type	Amount	Borrower(s)	Lender	Buyer	Seller
12/06/2011	Deed Transfer				Revelez Fernando Trust	Revelez Fernando R
	Sale Date: 11/28/2011 Title: Attorney Only		Doc Type: Deed Transfer		Doc #: 2011.160663	
01/07/2004	Deed Transfer				Revelez Fernando R	Curcie Stephen R Trust
	Sale Date: 11/05/2003 Title: Fidelity National Title		Doc Type: Deed Transfer		Doc #: 2004.3455	
01/07/2004	Trust Deed/Mortgage	$1,680,000	Revelez Fernando R	United Commercial Bank		
	Loan Type: Conventional Rate Type: Var Title: Fidelity National Title		Doc Type: Trust Deed/Mortgage Rate: 588		Doc #: 2004.3456 Term:	
03/07/2003	Deed Transfer				Forcella Luciano / Forcella Rita	Oliai Hamid & Rita
	Sale Date: 03/01/2003 Title: Fidelity National Title		Doc Type: Deed Transfer		Doc #: 2003.42823	
05/22/2002	Deed Transfer				Forcella Luciano / Forcella Rita	Oliai Hamid
	Sale Date: 05/17/2002 Title:		Doc Type: Deed Transfer		Doc #: 2002.81815	
12/17/1999	Deed Transfer				Forcella Trust	Forcella, Luciano
	Sale Date: 12/11/1999 Title:		Doc Type: Deed Transfer		Doc #: 1999.179308	

- OLD REPUBLIC TITLE, OC8, SVIL		KERN, CA
06/18/2026 08:48AM RMOZ		PAGE 1 OF 1
KERN 2025-26 TAX ROLL	INVESTIGATIVE SEARCH RESULTS	

CUSTOMER SERVICE REQUEST ONLY

PAYMENTS AS OF 06/12/2026

SEARCH PARAMETERS

ENTERED APN: 025-210-04-00-4

APN: 025-210-04-00-4 BILL: 25-1020063-00-3

TRA: 001-003 - CITY OF BAKERSFIELD **DATE:** 06/14/2019 **REF DOC#:** 69932

LEGAL: LOT: B BLK: TR: 4411
LOT: A BLK: TR: 4411

SITUS: 701 PLANZ RD #B BAKERSFIELD CA 93304-6125

MAIL: 504 RUSTIC HILLS DR SIMI VALLEY CA 93065

ASSESSED OWNER(S)	2025-26 ASSESSED VALUES	
REVELEZ FERNANDO TRUST	LAND	284,348
	IMPROVEMENTS	853,070
	TAXABLE	**1,137,418**

2025-26 TAXES	1ST INST	2ND INST	TOTAL TAX
STATUS	PAID	PAID	
PAYMENT DATE	12/08/2025	04/08/2026	
DELINQUENT DATE	12/10/2025	04/10/2026	
INSTALLMENT	9,289.73	9,289.73	18,579.46
PENALTY	928.97	938.97	1,867.94
BALANCE DUE	0.00	0.00	**0.00**

ASSESSMENT DETAIL

FUND	TYPE	AMOUNT	DESCRIPTION OF ASSESSMENT(S)
20115	SEWER MAINT	2,965.64	BKFLD SEWER PLT 2
24150	MAINT DIST	2,374.72	SOLID WASTE MANAGEMENT ENTERPRISE
42317	PEST CNTROL	2.00	KERN MOSQUITO & VECTOR CONTROL DISTRICT
		5,342.36	TOTAL OF SPECIAL ASSESSMENTS

ADDITIONAL PROPERTY INFORMATION

COUNTY USE CODE: 0501

STANDARD LAND USE: APARTMENT

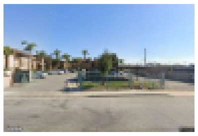
END OF SEARCH

Sales Comparables

701 Planz Rd #B, Bakersfield, CA 93304-6125

APN: 025-210-04-00-4

Kern County Data as of: 06/11/2026



Subject Property

701 Planz Rd #B, Bakersfield, CA 93304-6125

Sale Price / Type:

Sale / Rec Date:

Sale Doc #:

Year Built / Eff:	1983 / 1983	Lot Area:	31,441 Sq. Ft.	Bedrooms:	2
Assessed Value:	$1,137,418	Living Area:	14,656 Sq. Ft.	Baths (F/3Q/H/Q):	1/ / /
Land Use:	Apartment	Pool:		Total Rooms:	4
Owner Name:	Revelez Fernando Trust				
Mailing Address:	504 Rustic Hills Dr, Simi Valley, CA 93065-8203				
County:	Kern	Zoning:	R-2	Stories:	2
APN:	025-210-04-00-4	Acres:	0.72	Roof Material:	Composition
Subdivision:		Cooling:	Package	Prior Sale Price:	
Census Tct / Blk:	003125 / 5008	Fireplace:		Prior Sale Date:	
1st Mtg / Type:		Parking Type:		Prior Rec Date:	
Res / Comm Units:	16 /	Flood Zone Code:	X	Prior Sale Doc #:	

Search Criteria

# Months Back:	18	Distance From Subject:	2 mi
Living Area Difference:	+ / -	Land Use:	Same As Subject

9 Comparable Properties Found

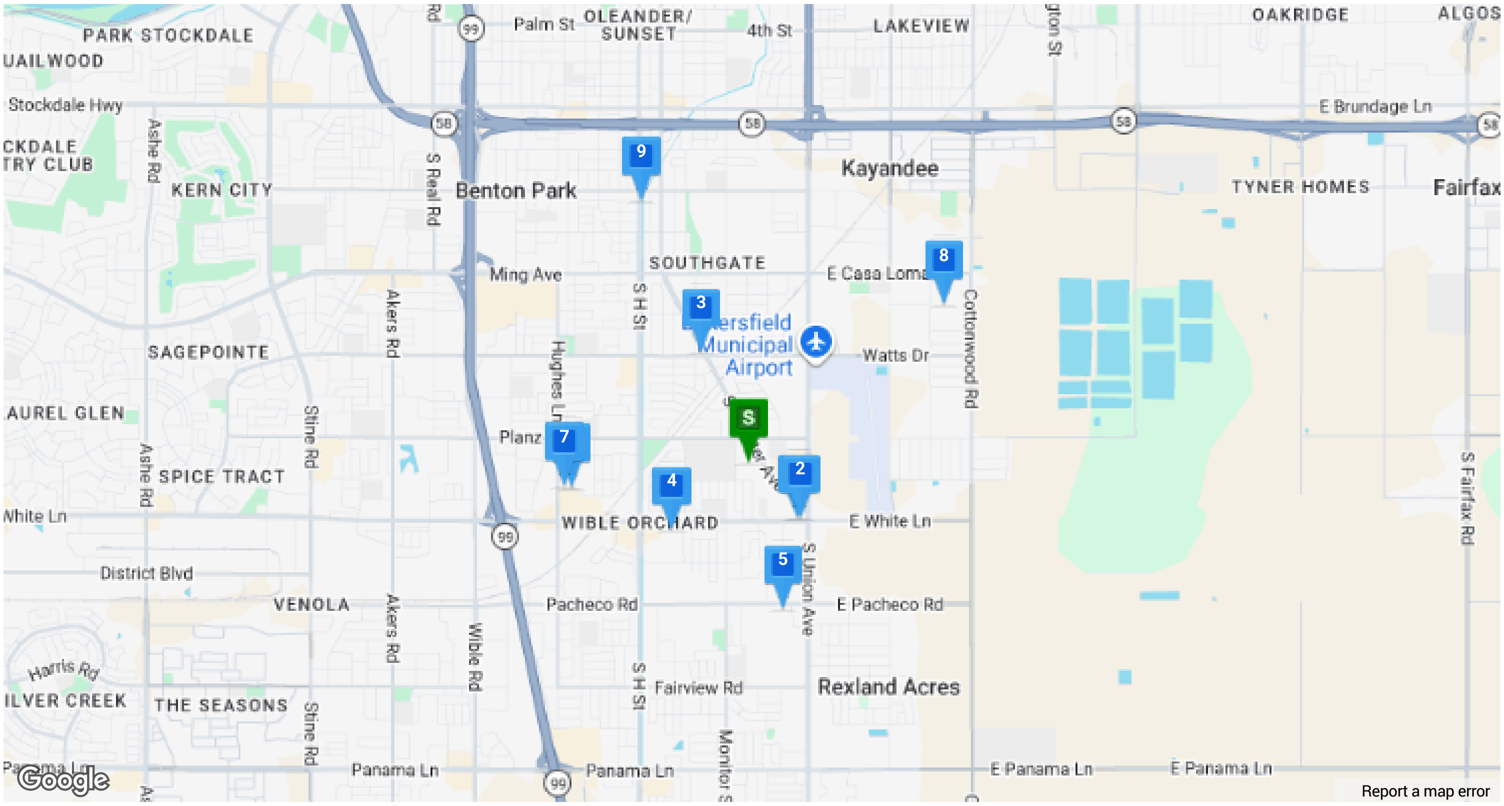
COMPARABLE PROPERTY SUMMARY				
	Subject	Low	Average	High
Price		$800,000	$5,450,000	$18,600,000
Living Area	14,656	4,528	28,691	78,804
Price / Sq. Ft.		$71	$212	$288
Bedrooms	2	2	2	2
Baths	1	1	1	1
Lot Area	31,441 Sq. Ft.	11,293 Sq. Ft.	88,380 Sq. Ft.	355,014 Sq. Ft.
Stories	2	1	1.78	2
Year Built	1983	1952	1985	2009
Distance		0.51 mi	0.97 mi	1.65 mi

Sales Comparables

701 Planz Rd #B, Bakersfield, CA 93304-6125

APN: 025-210-04-00-4

Kern County Data as of: 06/11/2026



Subject Property   Comparables

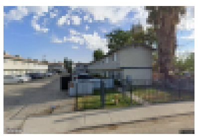
COMPARABLES													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.51		128 White Ln, Bakersfield, CA 93307-4988	03/20/2026	$1,575,000			6,208	$254		11,293	41
2	0.52		124 White Ln, Bakersfield, CA 93307-4987	03/20/2026	$1,575,000			6,208	$254		11,293	41
3	0.66		2410 S M St, Bakersfield, CA 93304-5168	12/17/2024	$1,300,000			7,144	$182		16,928	42
4	0.68		1405 White Ln, Bakersfield, CA 93307-4611	11/12/2025	$18,600,000			66,991	$278		355,014	53
5	0.99		331 Pacheco Rd, Bakersfield, CA 93307-5065	12/23/2025	$5,100,000			36,160	$141		80,150	19
6	1.10		4211 Teal St, Bakersfield, CA 93304	02/26/2025	$7,250,000			25,192	$288		45,302	42
7	1.14		4221 Teal St, Bakersfield, CA 93304	02/26/2025	$7,250,000			26,980	$269		52,272	42
8	1.48		1601 Lotus Ln, Bakersfield, CA 93307-4376	06/17/2025	$5,600,000			78,804	$71	2 / 1	208,217	17
9	1.65		1700 Shamrock Way, Bakersfield, CA 93304-3966	05/11/2026	$800,000			4,528	$177		14,954	74

L: Listed   R: REO   RS: REO Sale   SS: Short Sale   D: Default   A: Auction

Comp #1 - 0.51 Miles From Subject
128 White Ln, Bakersfield, CA 93307-4988

Sale Price / Type: $1,575,000 / Full Value
Sale / Rec Date: 03/20/2026 / 03/27/2026

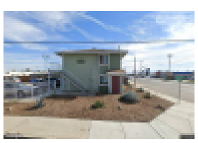
				Sale Doc #:	2026.33374
Year Built / Eff:	1985 / 1985	Lot Area:	11,293 Sq. Ft.	Bedrooms:	
Assessed Value:	$190,683	Living Area:	6,208 Sq. Ft.	Baths (F/3Q/H/Q):	/ / /
Land Use:	Apartment	Pool:		Total Rooms:	
Owner Name:	Interstate 2014-1 LLC				
Mailing Address:	6085 King Dr #102, Ventura, CA 93003-7178				
County:	Kern	Zoning:	C-2	Stories:	2
APN:	025-050-32-00-9	Acres:	0.26	Roof Material:	Composition
Subdivision:		Cooling:	Package	Prior Sale Price:	$100,000
Census Tct / Blk:	003125 / 2012	Fireplace:		Prior Sale Date:	
1st Mtg / Type:		Parking Type:		Prior Rec Date:	02/21/1997
Res / Comm Units:	8 /	Flood Zone Code:	X	Prior Sale Doc #:	1997.20939



Comp #2 - 0.52 Miles From Subject
124 White Ln, Bakersfield, CA 93307-4987

Sale Price / Type: $1,575,000 / Full Value
Sale / Rec Date: 03/20/2026 / 03/27/2026

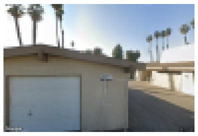
				Sale Doc #:	2026.33374
Year Built / Eff:	1985 / 1985	Lot Area:	11,293 Sq. Ft.	Bedrooms:	
Assessed Value:	$302,093	Living Area:	6,208 Sq. Ft.	Baths (F/3Q/H/Q):	/ / /
Land Use:	Apartment	Pool:		Total Rooms:	
Owner Name:	Interstate 2014-1 LLC				
Mailing Address:	6085 King Dr #102, Ventura, CA 93003-7178				
County:	Kern	Zoning:	C-2	Stories:	2
APN:	025-050-33-00-2	Acres:	0.26	Roof Material:	Composition
Subdivision:		Cooling:		Prior Sale Price:	$130,000
Census Tct / Blk:	003125 / 2012	Fireplace:		Prior Sale Date:	
1st Mtg / Type:		Parking Type:		Prior Rec Date:	09/30/1999
Res / Comm Units:	8 /	Flood Zone Code:	X	Prior Sale Doc #:	1999.141150



Comp #3 - 0.66 Miles From Subject
2410 S M St, Bakersfield, CA 93304-5168

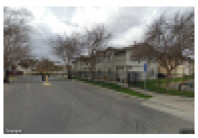
Sale Price / Type: $1,300,000 / Full Value
Sale / Rec Date: 12/17/2024 / 12/20/2024

				Sale Doc #:	2024.157881
Year Built / Eff:	1984 / 1984	Lot Area:	16,928 Sq. Ft.	Bedrooms:	
Assessed Value:	$1,300,000	Living Area:	7,144 Sq. Ft.	Baths (F/3Q/H/Q):	/ / /
Land Use:	Apartment	Pool:		Total Rooms:	
Owner Name:	Schulman Industries LLC				
Mailing Address:	102 N Hope Ave #10, Santa Barbara, CA 93110-1632				
County:	Kern	Zoning:	C-1	Stories:	2
APN:	166-152-02-00-3	Acres:	0.39	Roof Material:	Composition
Subdivision:		Cooling:		Prior Sale Price:	$895,000
Census Tct / Blk:	003002 / 2014	Fireplace:		Prior Sale Date:	
1st Mtg / Type:		Parking Type:		Prior Rec Date:	11/21/2005
Res / Comm Units:	20 /	Flood Zone Code:	X	Prior Sale Doc #:	2005.323818



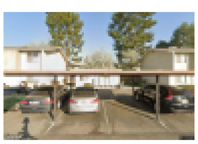
Comp #4 - 0.68 Miles From Subject
1405 White Ln, Bakersfield, CA 93307-4611
Sale Price / Type: $18,600,000 / Full Value
Sale / Rec Date: 11/12/2025 / 12/10/2025

				Sale Doc #:	2025.152153
Year Built / Eff:	1973 / 1973	Lot Area:	355,014 Sq. Ft.	Bedrooms:	
Assessed Value:	$2,906,624	Living Area:	66,991 Sq. Ft.	Baths (F/3Q/H/Q):	/ / /
Land Use:	Apartment	Pool:		Total Rooms:	
Owner Name:	Dbc Baker 225 Bsd LLC				
Mailing Address:	1100 S Robertson Blvd, Los Angeles, CA 90035-1404				
County:	Kern	Zoning:	R-2	Stories:	1
APN:	171-010-70-00-3	Acres:	8.15	Roof Material:	Composition
Subdivision:		Cooling:	001	Prior Sale Price:	
Census Tct / Blk:	003126 / 1004	Fireplace:		Prior Sale Date:	
1st Mtg / Type:	$1,000,000 /	Parking Type:		Prior Rec Date:	
Res / Comm Units:	104 /	Flood Zone Code:	X	Prior Sale Doc #:	



Comp #5 - 0.99 Miles From Subject
331 Pacheco Rd, Bakersfield, CA 93307-5065
Sale Price / Type: $5,100,000 / Full Value
Sale / Rec Date: 12/23/2025 / 01/02/2026

				Sale Doc #:	2026.160
Year Built / Eff:	2007 / 2007	Lot Area:	80,150 Sq. Ft.	Bedrooms:	
Assessed Value:	$3,723,822	Living Area:	36,160 Sq. Ft.	Baths (F/3Q/H/Q):	/ / /
Land Use:	Apartment	Pool:		Total Rooms:	
Owner Name:	RC Kern County Holdings Pacheco LLC				
Mailing Address:	10915 Princeville Ct, Bakersfield, CA 93311-2956				
County:	Kern	Zoning:	R-2	Stories:	2
APN:	412-010-34-00-5	Acres:	1.84	Roof Material:	Composition
Subdivision:		Cooling:		Prior Sale Price:	$975,000
Census Tct / Blk:	003127 / 2001	Fireplace:		Prior Sale Date:	03/22/2019
1st Mtg / Type:	$3,825,000 /	Parking Type:		Prior Rec Date:	03/29/2019
Res / Comm Units:	32 /	Flood Zone Code:	X	Prior Sale Doc #:	2019.34478



Comp #6 - 1.10 Miles From Subject
4211 Teal St, Bakersfield, CA 93304
Sale Price / Type: $7,250,000 / Full Value
Sale / Rec Date: 02/26/2025 / 07/14/2025

				Sale Doc #:	2025.79831
Year Built / Eff:	1984 / 1984	Lot Area:	45,302 Sq. Ft.	Bedrooms:	
Assessed Value:	$2,078,350	Living Area:	25,192 Sq. Ft.	Baths (F/3Q/H/Q):	/ / /
Land Use:	Apartment	Pool:		Total Rooms:	
Owner Name:	Teal Townhomes LLC				
Mailing Address:	Po Box 9963, Newport Beach, CA 92658-1963				
County:	Kern	Zoning:		Stories:	2
APN:	405-121-02-00-9	Acres:	1.04	Roof Material:	Composition
Subdivision:		Cooling:	Package	Prior Sale Price:	$2,990,000
Census Tct / Blk:	003113 / 2015	Fireplace:		Prior Sale Date:	
1st Mtg / Type:	$5,680,000 /	Parking Type:		Prior Rec Date:	04/11/2003
Res / Comm Units:	28 /	Flood Zone Code:	X	Prior Sale Doc #:	2003.70142

Comp #7 - 1.14 Miles From Subject
4221 Teal St, Bakersfield, CA 93304
Sale Price / Type: $7,250,000 / Full Value
Sale / Rec Date: 02/26/2025 / 07/14/2025

Sale Doc #: 2025.79831

Year Built / Eff:	1984 / 1984	Lot Area:	52,272 Sq. Ft.	Bedrooms:	
Assessed Value:	$2,252,148	Living Area:	26,980 Sq. Ft.	Baths (F/3Q/H/Q):	/ / /
Land Use:	Apartment	Pool:		Total Rooms:	
Owner Name:	Teal Townhomes LLC				
Mailing Address:	Po Box 9963, Newport Beach, CA 92658-1963				
County:	Kern	Zoning:		Stories:	2
APN:	405-121-01-00-6	Acres:	1.20	Roof Material:	Shake
Subdivision:		Cooling:	Package	Prior Sale Price:	$2,990,000
Census Tct / Blk:	003113 / 2015	Fireplace:		Prior Sale Date:	
1st Mtg / Type:		Parking Type:		Prior Rec Date:	04/11/2003
Res / Comm Units:	30 /	Flood Zone Code:	X	Prior Sale Doc #:	2003.70142

Comp #8 - 1.48 Miles From Subject
1601 Lotus Ln, Bakersfield, CA 93307-4376
Sale Price / Type: $5,600,000 / Full Value
Sale / Rec Date: 06/17/2025 / 07/03/2025

Sale Doc #: 2025.75605

Year Built / Eff:	2009 / 2009	Lot Area:	208,217 Sq. Ft.	Bedrooms:	2
Assessed Value:	$8,494,716	Living Area:	78,804 Sq. Ft.	Baths (F/3Q/H/Q):	1/ / /
Land Use:	Apartment	Pool:		Total Rooms:	
Owner Name:	King Square Apartments LP				
Mailing Address:	610 N Santa Anita Ave, Arcadia, CA 91006-2722				
County:	Kern	Zoning:	R-2	Stories:	2
APN:	170-060-11-00-0	Acres:	4.78	Roof Material:	Concrete Tile
Subdivision:		Cooling:	001	Prior Sale Price:	$717,500
Census Tct / Blk:	002502 / 3001	Fireplace:		Prior Sale Date:	01/10/2007
1st Mtg / Type:	$3,920,000 /	Parking Type:		Prior Rec Date:	01/23/2007
Res / Comm Units:	73 /	Flood Zone Code:	X	Prior Sale Doc #:	2007.16058

Comp #9 - 1.65 Miles From Subject
1700 Shamrock Way, Bakersfield, CA 93304-3966
Sale Price / Type: $800,000 / Full Value
Sale / Rec Date: 05/11/2026 / 05/27/2026

Sale Doc #: 2026.59897

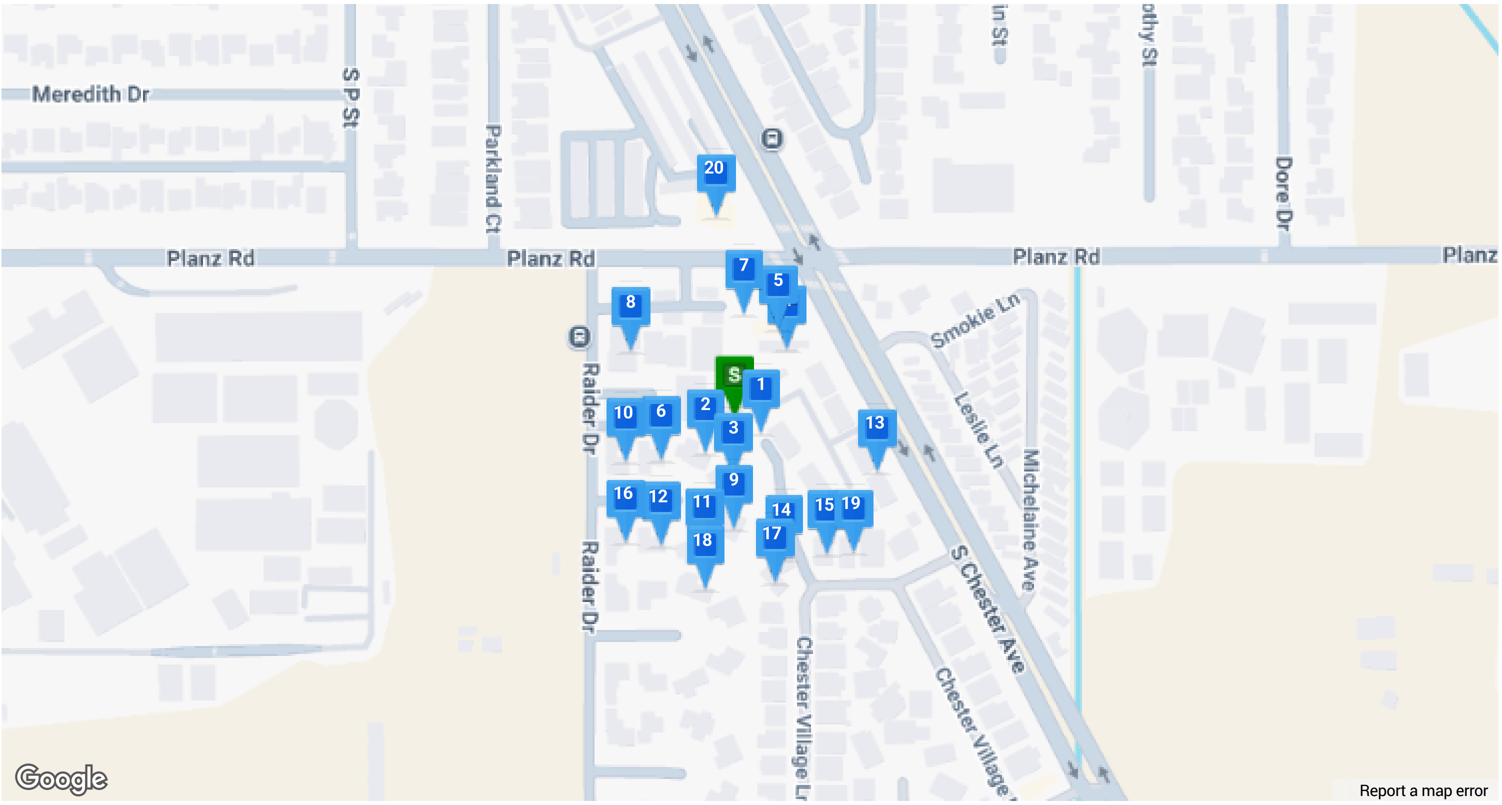
Year Built / Eff:	1952 / 1952	Lot Area:	14,954 Sq. Ft.	Bedrooms:	
Assessed Value:	$484,928	Living Area:	4,528 Sq. Ft.	Baths (F/3Q/H/Q):	/ / /
Land Use:	Apartment	Pool:		Total Rooms:	
Owner Name:	Garcia Investment Properties LLC				
Mailing Address:	2304 Robin Ct, Delano, CA 93215-4739				
County:	Kern	Zoning:	R-3	Stories:	1
APN:	148-021-08-00-4	Acres:	0.34	Roof Material:	Composition
Subdivision:	J B Haggin Map #1	Cooling:	Evaporative	Prior Sale Price:	$320,000
Census Tct / Blk:	002701 / 2000	Fireplace:		Prior Sale Date:	05/01/2015
1st Mtg / Type:	$560,000 / Conventional	Parking Type:		Prior Rec Date:	07/16/2015
Res / Comm Units:	8 /	Flood Zone Code:	X	Prior Sale Doc #:	2015.93357

Neighbors Report

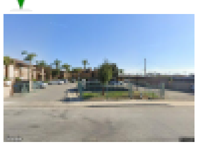
701 Planz Rd #B, Bakersfield, CA 93304-6125

APN: 025-210-04-00-4

Kern County Data as of: 06/11/2026



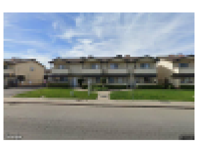
Subject Property   Neighbors



Subject Property
701 Planz Rd #B, Bakersfield, CA 93304-6125
Occupancy: Absentee Owner

Year Built / Eff: 1983 / 1983
Living Area: 14,656 Sq. Ft.

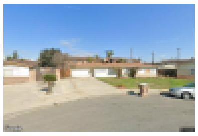
Owner Name:	Revelez Fernando Trust	Sale / Rec Date:		Lot Area:	31,441 Sq. Ft.
Mailing Address:	504 Rustic Hills Dr, Simi Valley, CA 93065-8203	Sale Price / Type:		Bedrooms:	2
APN:	025-210-04-00-4	Land Use:	Apartment	Baths (F/3Q/H/Q):	1/ / /



Neighbor 1 - 0.01 Miles From Subject
3601 S Chester Ave #64, Bakersfield, CA 93304-6155
Occupancy: Absentee Owner

Year Built / Eff:
Living Area:

Owner Name:	Chester Village Inc	Sale / Rec Date:		Lot Area:	107,158 Sq. Ft.
Mailing Address:	Po Box 41625, Bakersfield, CA 93384-1625	Sale Price / Type:		Bedrooms:	
APN:	025-181-01-00-4	Land Use:	Vacant Land (NEC)	Baths (F/3Q/H/Q):	/ / /

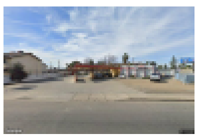


Neighbor 2 - 0.02 Miles From Subject
704 Idlewood Ct, Bakersfield, CA 93304-6108
Occupancy: Owner Occupied

				Year Built / Eff:	1960 / 1960
				Living Area:	1,185 Sq. Ft.
Owner Name:	Galloway Frank Paul	Sale / Rec Date:		Lot Area:	9,204 Sq. Ft.
Mailing Address:	704 Idlewood Ct, Bakersfield, CA 93304-6108	Sale Price / Type:		Bedrooms:	3
APN:	025-130-03-00-8	Land Use:	SFR	Baths (F/3Q/H/Q):	2/ / /

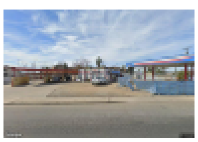
Neighbor 3 - 0.03 Miles From Subject
702 Idlewood Ct, Bakersfield, CA 93304-6108
Occupancy: Owner Occupied

				Year Built / Eff:	1960 / 1960
				Living Area:	1,353 Sq. Ft.
Owner Name:	Ahmed Salah	Sale / Rec Date:	05/18/2012 / 05/24/2012	Lot Area:	10,191 Sq. Ft.
Mailing Address:	702 Idlewood Ct, Bakersfield, CA 93304-6108	Sale Price / Type:	$70,500 / Full Value	Bedrooms:	3
APN:	025-130-04-00-1	Land Use:	SFR	Baths (F/3Q/H/Q):	2/ / /



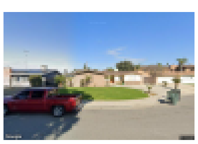
Neighbor 4 - 0.03 Miles From Subject
3413 S Chester Ave, Bakersfield, CA 93304
Occupancy: Absentee Owner

				Year Built / Eff:	1985 / 1985
				Living Area:	1,180 Sq. Ft.
Owner Name:	Gulhati Benu Bharat Fam Trust	Sale / Rec Date:	04/27/2007 / 06/01/2007	Lot Area:	13,034 Sq. Ft.
Mailing Address:	2900 Flintridge Dr, Bakersfield, CA 93306-3233	Sale Price / Type:	$500,000 / Full Value	Bedrooms:	
APN:	025-030-19-00-6	Land Use:	Carwash	Baths (F/3Q/H/Q):	/ / /



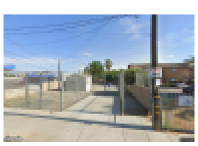
Neighbor 5 - 0.03 Miles From Subject
3401 S Chester Ave, Bakersfield, CA 93304-6115
Occupancy: Owner Occupied

				Year Built / Eff:	1969 / 1969
				Living Area:	1,545 Sq. Ft.
Owner Name:	3401 S Chester LLC	Sale / Rec Date:	09/04/2019 / 01/28/2020	Lot Area:	10,713 Sq. Ft.
Mailing Address:	3401 S Chester Ave, Bakersfield, CA 93304-6115	Sale Price / Type:	$495,000 /	Bedrooms:	
APN:	025-030-18-00-3	Land Use:	Service Station/Market	Baths (F/3Q/H/Q):	/ / /



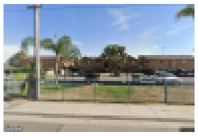
Neighbor 6 - 0.03 Miles From Subject
708 Idlewood Ct, Bakersfield, CA 93304-6108
Occupancy: Owner Occupied

				Year Built / Eff:	1960 / 1960
				Living Area:	1,267 Sq. Ft.
Owner Name:	Hooks Family Trust	Sale / Rec Date:		Lot Area:	7,211 Sq. Ft.
Mailing Address:	708 Idlewood Ct, Bakersfield, CA 93304-6108	Sale Price / Type:		Bedrooms:	3
APN:	025-130-02-00-5	Land Use:	SFR	Baths (F/3Q/H/Q):	2/ / /



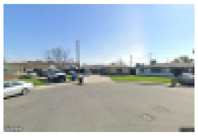
Neighbor 7 - 0.04 Miles From Subject
Occupancy: Unknown

				Year Built / Eff:	
				Living Area:	
Owner Name:	California Water Service Co	Sale / Rec Date:		Lot Area:	6,098 Sq. Ft.
Mailing Address:	1720 N 1st St, San Jose, CA 95112-4508	Sale Price / Type:		Bedrooms:	
APN:	025-030-03-01-8	Land Use:	Utilities	Baths (F/3Q/H/Q):	/ / /



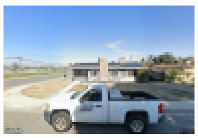
Neighbor 8 - 0.05 Miles From Subject
701 Planz Rd #A, Bakersfield, CA 93304-6125
Occupancy: Absentee Owner

				Year Built / Eff:	1983 / 1983
				Living Area:	21,984 Sq. Ft.
Owner Name:	Revelez Fernando Trust	Sale / Rec Date:	/ 03/07/2003	Lot Area:	52,535 Sq. Ft.
Mailing Address:	504 Rustic Hills Dr, Simi Valley, CA 93065-8203	Sale Price / Type:	$1,975,000 / Full Value	Bedrooms:	2
APN:	025-210-03-00-1	Land Use:	Apartment	Baths (F/3Q/H/Q):	1/ / /



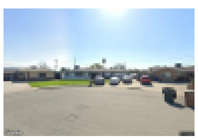
Neighbor 9 - 0.05 Miles From Subject
700 Idlewood Ct, Bakersfield, CA 93304-6108
Occupancy: Owner Occupied

				Year Built / Eff:	1960 / 1960
				Living Area:	1,338 Sq. Ft.
Owner Name:	Saravia Erick J	Sale / Rec Date:	06/24/2014 / 07/15/2014	Lot Area:	10,181 Sq. Ft.
Mailing Address:	700 Idlewood Ct, Bakersfield, CA 93304-6108	Sale Price / Type:	$130,000 / Full Value	Bedrooms:	3
APN:	025-130-05-00-4	Land Use:	SFR	Baths (F/3Q/H/Q):	2/ / /



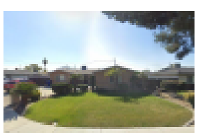
Neighbor 10 - 0.05 Miles From Subject
710 Idlewood Ct, Bakersfield, CA 93304-6108
Occupancy: Owner Occupied

				Year Built / Eff:	1960 / 1960
				Living Area:	1,291 Sq. Ft.
Owner Name:	Esquivel Andre	Sale / Rec Date:	11/14/2015 / 01/04/2016	Lot Area:	7,660 Sq. Ft.
Mailing Address:	710 Idlewood Ct, Bakersfield, CA 93304-6108	Sale Price / Type:	$135,000 / Full Value	Bedrooms:	3
APN:	025-130-01-00-2	Land Use:	SFR	Baths (F/3Q/H/Q):	2/ / /



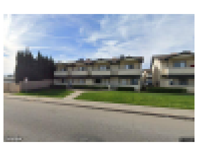
Neighbor 11 - 0.06 Miles From Subject
701 Idlewood Ct, Bakersfield, CA 93304-6108
Occupancy: Absentee Owner

				Year Built / Eff:	1960 / 1960
				Living Area:	1,185 Sq. Ft.
Owner Name:	Ramires Raul L & Lopez Virginia A D LIV TR	Sale / Rec Date:	01/17/2019 / 01/25/2019	Lot Area:	9,128 Sq. Ft.
Mailing Address:	1021 Jimson St, Bakersfield, CA 93307-6309	Sale Price / Type:	$150,000 /	Bedrooms:	3
APN:	025-130-06-00-7	Land Use:	SFR	Baths (F/3Q/H/Q):	2/ / /



Neighbor 12 - 0.06 Miles From Subject
705 Idlewood Ct, Bakersfield, CA 93304-6108
Occupancy: Owner Occupied

				Year Built / Eff:	1960 / 1960
				Living Area:	1,267 Sq. Ft.
Owner Name:	Prieto Sergio L	Sale / Rec Date:	03/27/1996 / 04/01/1996	Lot Area:	7,191 Sq. Ft.
Mailing Address:	705 Idlewood Ct, Bakersfield, CA 93304-6108	Sale Price / Type:	$68,500 / Full Value	Bedrooms:	3
APN:	025-130-07-00-0	Land Use:	SFR	Baths (F/3Q/H/Q):	2/ / /



Neighbor 13 - 0.06 Miles From Subject
3461 S Chester Ave, Bakersfield, CA 93304-6133
Occupancy: Absentee Owner

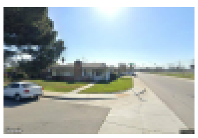
				Year Built / Eff:	1986 / 1986
				Living Area:	28,792 Sq. Ft.
Owner Name:	Ehrlich Scott	Sale / Rec Date:	08/15/2014 / 08/26/2014	Lot Area:	54,450 Sq. Ft.
Mailing Address:	821 3rd St, Manhattan Beach, CA 90266-6647	Sale Price / Type:	$1,850,000 / Full Value	Bedrooms:	
APN:	025-030-16-00-7	Land Use:	Apartment	Baths (F/3Q/H/Q):	/ / /

Neighbor 14 - 0.06 Miles From Subject
3601 S Chester Ave #4, Bakersfield, CA 93304-6155
Occupancy: Absentee Owner

				Year Built / Eff:	1980 / 1980
				Living Area:	1,848 Sq. Ft.
Owner Name:	Calderon Diego Lozano / Lozano Ma De La Luz	Sale / Rec Date:	02/24/2025 / 02/28/2025	Lot Area:	6,841 Sq. Ft.
Mailing Address:	10240 Kost Rd, Galt, CA 95632-8802	Sale Price / Type:	$219,000 / Full Value	Bedrooms:	3
APN:	025-184-01-00-5	Land Use:	Manufactured Home	Baths (F/3Q/H/Q):	2/ / /

Neighbor 15 - 0.07 Miles From Subject
3601 S Chester Ave #3, Bakersfield, CA 93304-6155
Occupancy: Owner Occupied

				Year Built / Eff:	1982 / 1982
				Living Area:	1,040 Sq. Ft.
Owner Name:	Gonzalez Jorge A / Gonzalez Maria C	Sale / Rec Date:	12/03/2007 / 12/28/2007	Lot Area:	4,665 Sq. Ft.
Mailing Address:	3601 S Chester Ave #3, Bakersfield, CA 93304-6155	Sale Price / Type:	$115,000 / Full Value	Bedrooms:	2
APN:	025-183-03-00-4	Land Use:	Manufactured Home	Baths (F/3Q/H/Q):	1/ / /



Neighbor 16 - 0.07 Miles From Subject
709 Idlewood Ct, Bakersfield, CA 93304-6108
Occupancy: Owner Occupied

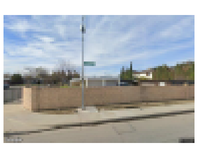
				Year Built / Eff:	1961 / 1961
				Living Area:	1,291 Sq. Ft.
Owner Name:	Ramirez Arleen	Sale / Rec Date:	05/23/2024 / 06/03/2024	Lot Area:	7,650 Sq. Ft.
Mailing Address:	709 Idlewood Ct, Bakersfield, CA 93304-6108	Sale Price / Type:	$325,000 / Full Value	Bedrooms:	3
APN:	025-130-08-00-3	Land Use:	SFR	Baths (F/3Q/H/Q):	2/ / /

Neighbor 17 - 0.07 Miles From Subject
3601 S Chester Ave #5, Bakersfield, CA 93304-6155
Occupancy: Owner Occupied

				Year Built / Eff:	1977 / 1977
				Living Area:	780 Sq. Ft.
Owner Name:	Swall Michael I / Swall Arletta Marie	Sale / Rec Date:		Lot Area:	4,813 Sq. Ft.
Mailing Address:	3601 S Chester Ave #5, Bakersfield, CA 93304-6155	Sale Price / Type:		Bedrooms:	2
APN:	025-184-02-00-8	Land Use:	Manufactured Home	Baths (F/3Q/H/Q):	1/ / /

Neighbor 18 - 0.07 Miles From Subject
704 Pinewood Ct, Bakersfield, CA 93304-6109
Occupancy: Owner Occupied

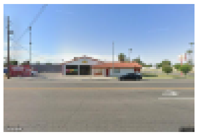
				Year Built / Eff:	1961 / 1961
				Living Area:	1,185 Sq. Ft.
Owner Name:	Molina Juan / Molina Karen	Sale / Rec Date:	05/03/2017 / 06/21/2017	Lot Area:	9,129 Sq. Ft.
Mailing Address:	704 Pinewood Ct, Bakersfield, CA 93304-6109	Sale Price / Type:	$158,000 /	Bedrooms:	3
APN:	025-130-11-00-1	Land Use:	SFR	Baths (F/3Q/H/Q):	2/ / /



Neighbor 19 - 0.07 Miles From Subject
3601 S Chester Ave #2, Bakersfield, CA 93304-6155
Occupancy: Owner Occupied

				Year Built / Eff:	1977 / 1977
				Living Area:	804 Sq. Ft.
Owner Name:	Edwards Deborah	Sale / Rec Date:	09/15/2009 / 09/16/2009	Lot Area:	4,237 Sq. Ft.
Mailing Address:	3601 S Chester Ave #2, Bakersfield, CA 93304-6155	Sale Price / Type:	$50,000 / Full Value	Bedrooms:	2
APN:	025-183-04-00-7	Land Use:	Manufactured Home		

Baths (F/3Q/H/Q):	2/ / /



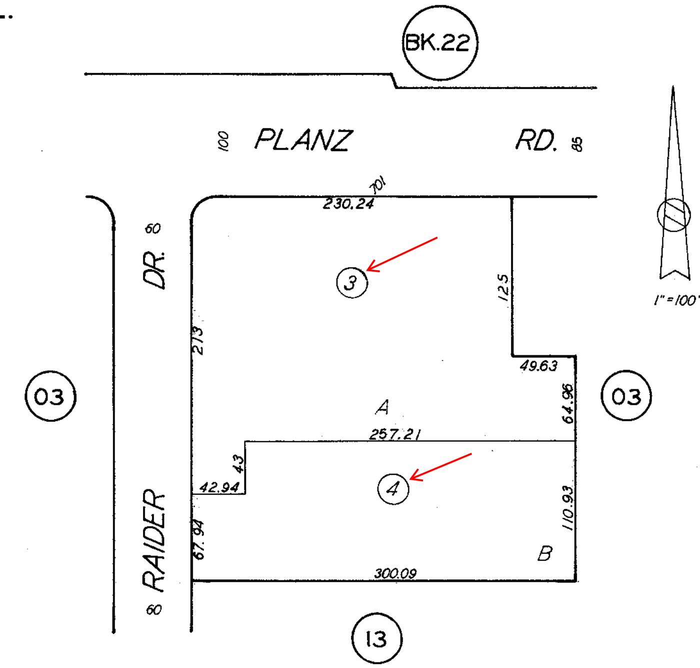
Neighbor 20 - 0.07 Miles From Subject
700 Planz Rd, Bakersfield, CA 93304-6103
Occupancy: Absentee Owner

				Year Built / Eff:	1950 / 1950
				Living Area:	2,945 Sq. Ft.
Owner Name:	Nunez Comml Prop LLC	Sale / Rec Date:	07/17/2015 / 07/20/2015	Lot Area:	17,424 Sq. Ft.
Mailing Address:	5812 Rexroth Ave, Bakersfield, CA 93306-3739	Sale Price / Type:	$275,000 / Unknown	Bedrooms:	
APN:	022-180-20-00-1	Land Use:	Food Stores	Baths (F/3Q/H/Q):	/ / /

TRACT 4411
PTN. NE1/4 SEC.18 T.30E. R.28E.

SCHOOL DIST. 1-3

25-21



Filed : JULY 12, 1982.

Note : This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

ASSESSORS MAP NO. 25-21
COUNTY OF KERN

Recording is requested as an accommodation only, without verification or warrantee. It has not been examined as to its Execution or as to its effect upon title.

James W. Fitch, Assessor – Recorder
Kern County Official Records
BEARDSLE
12/06/2011
1:32 PM
Recorded at the request of
Public
DOC#: 0211160663
Stat Types: 1 Pages: 3

Fees	30.00
Taxes	0.00
Others	0.00
PAID	$30.00

RECORDING REQUESTED BY, AND WHEN RECORDED MAIL TO:
Legal Production Service
1985 Yosemite Ave. Suite 125
Simi Valley, CA 93063

Mail Tax Statements to:
Fernando Revelez
504 Rustic Hills Drive.
Simi Valley, CA 93065

==SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRUST TRANSFER DEED

Assessor's Parcel Number: 025-210-03, 025-210-04

GRANT DEED (Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A1 et. Seq.)
The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:
*****There is no consideration for this transfer***– For the benefit of the beneficiaries of the Trust*****
There is no Documentary Transfer Tax due.
This is a Trust Transfer under Section 62 of the Revenue and Taxation Code as a transfer to a Revocable Trust of which the Grantor is the Trustor, Trustee and Lifetime Beneficiary with retained right of revocation.

For Value Received, the Grantor, **Fernando R. Revelez, an unmarried man,** does hereby sell, grant, assign and transfer to the Grantee, **Fernando Revelez, Trustee** of **The Fernando Revelez Trust, dated November 28, 2011**, all of the Grantors right, title and interest in and to the following real property in the County of **Kern**, State of **California**, as described:

See Exhibit "A" attached hereto and made a part hereof.

Subject to all covenants, conditions, restrictions, reservations, rights, rights of way and easements of record.

This transfer shall be binding upon and shall inure the benefit of the parties hereto, their heirs, administrators, executors, legal representatives, successors and assigns.

IN WITNESS WHEREOF, I have signed this Trust Transfer Deed on November 28, 2011.

Fernando R. Revelez

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF California)
)ss.
COUNTY OF Ventura)

On November 28, 2011, before me, STEVEN H. MURPHY, a Notary Public in and for said State, personally Fernando R. Revelez who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument is the person, or the entity upon behalf of which the person 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: ______________ (Seal)

STEVEN H. MURPHY
COMM. #1875052
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My Comm. Expires Dec. 27, 2013

EXHIBIT "ONE"

Parcel 1:

Lot A according to the Certificate of Compliance recorded February 24, 1983 in Book 5529 Page 411 as Instrument No. 010758 being more particularly described as follows:

Commencing at the southwest corner of Tract 4411 in the City of Bakersfield, County of Kern, State of California, as per map filed for record July 12, 1982 in Book 31 of maps at Pages 180 and 181 in the office of the Kern County Recorder.

Thence (1) north 0°01'29" west, along the easterly right-of-way line of Raider Drive, as shown on said tract 4411, 67.94 feet to the true point of beginning of this description.

Thence (2) north 0°01'29" west, continuing along said right-of-way line 213.00 feet to a point on a tangent curve.

Thence (3) northerly along said curve cconcavedto the east having a radius of 20.00 feet through a central angle of 89°52'48", with an arc length of 31.37 feet to a point on a tangent line.

Thence (4) north 89°51'19" east, along the southerly right-of-way line of Planz Road, 230.24 feet.

Thence (5) south 00°08'41" east, 125.00 feet.

Thence (6) north 89°51'19" east, 49.63 feet.

Thence (7) south 00°01'32" east, 64.96 feet.

Thence (8) south 89°51'19" west, 257.21 feet.

Thence (9) south 0°08'41" east, 43.00 feet.

Thence (10) south 89°51'19" west, 42.94 feet to the true point of beginning.

Parcel 2:

Lot B according to the Certificate of Compliance recorded February 24, 1983 in Book 5529, Page 411 as Instrument No. 010758 being more particularly described as follows:

Commencing at the southwest corner of Tract 4411 in the City of Bakersfield, County of Kern, State of California, as per map filed July 12, 1982 in Book 31 of Maps at Pages 180 and 181 in the office of the Kern County Recorder, said point also being the true point of beginning.

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Thence (2) north 89°51'19" east, 42.94 feet.

Thence (3) north 0°08'41" west, 43.00 feet.

Thence (4) north 89°51'19" east, 257.21 feet.

Thence (5) south 0°01'32" east, 110.93 feet

Order No. 232610

Thehce (6) south 89°51'15" west, 300.09 feet to the true point of beginning.

Assessor's Parcel No: 025-210-03 and 025-210-04

James W. Fitch, Assessor – Recorder
Kern County Official Records
Recorded at the request of
Public

SABRINA
5/19/2004
9:18 AM

DOC#: 0204114186

Stat Types: 1	Pages: 3
Fees	20.00
Taxes	0.00
Others	0.00
PAID	$20.00

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional]

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

United Commercial Bank
711 Van Ness Avenue, Suite 270
San Francisco, CA 94102

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (1a or 1b) - do not abbreviate or combine names

1a. ORGANIZATION'S NAME					
OR 1b. INDIVIDUAL'S LAST NAME: REVELEZ	FIRST NAME: FERNANDO		MIDDLE NAME: R.		SUFFIX
1c. MAILING ADDRESS: 504 RUSTIC HILLS DRIVE	CITY: SIMI VALLEY		STATE: CA	POSTAL CODE: 93065	COUNTRY: US
1d. TAX ID #: SSN OR EIN	ADD'L INFO RE ORGANIZATION DEBTOR	1e. TYPE OF ORGANIZATION: INDIVIDUAL	1f. JURISDICTION OF ORGANIZATION: N/A	1g. ORGANIZATIONAL ID #, if any	[X] NONE

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (2a or 2b) - do not abbreviate or combine names

2a. ORGANIZATION'S NAME					
OR 2b. INDIVIDUAL'S LAST NAME	FIRST NAME		MIDDLE NAME		SUFFIX
2c. MAILING ADDRESS	CITY		STATE	POSTAL CODE	COUNTRY
2d. TAX ID #: SSN OR EIN	ADD'L INFO RE ORGANIZATION DEBTOR	2e. TYPE OF ORGANIZATION	2f. JURISDICTION OF ORGANIZATION	2g. ORGANIZATIONAL ID #, if any	[ ] NONE

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - insert only one secured party name (3a or 3b)

3a. ORGANIZATION'S NAME: United Commercial Bank					
OR 3b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME			SUFFIX
3c. MAILING ADDRESS: 711 Van Ness Avenue	CITY: San Francisco	STATE: CA	POSTAL CODE: 94102		COUNTRY: US

4. This FINANCING STATEMENT covers the following collateral:

SEE EXHIBIT "A" ATTACHED HERETO AS THE DESCRIPTION OF THE COLLATERAL

SEE EXHIBIT "B" ATTACHED HERETO FOR THE DESCRIPTION OF THE REAL ESTATE

5. ALTERNATIVE DESIGNATION [if applicable]: [ ] LESSEE/LESSOR [ ] CONSIGNEE/CONSIGNOR [ ] BAILEE/BAILOR [ ] SELLER/BUYER [ ] AG. LIEN [ ] NON-UCC FILING

6. [X] This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS. Attach Addendum [if applicable]

7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) [ADDITIONAL FEE] [optional] [ ] All Debtors [ ] Debtor 1 [ ] Debtor 2

8. OPTIONAL FILER REFERENCE DATA

Loan Number: # 7749554

FILING OFFICE COPY — NATIONAL UCC FINANCING STATEMENT (FORM UCC1) (REV. 07/29/98)

UCC FINANCING STATEMENT
REVELEZ/ 7749554

EXHIBIT "B"

Parcel 1:

Lot A according to the Certificate of Compliance recorded February 24, 1983 in Book 5529 Page 411 as Instrument No. 010758 being more particularly described as follows:

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Thence (7) south 00°01'32" east, 64.96 feet.

Thence (8) south 89°51'19" west, 257.21 feet.

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Thence (10) south 89°51'19" west, 42.94 feet to the true point of beginning.

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Thence (4) north 89°51'19" east, 257.21 feet.

Thence (5) south 0°01'32" east, 110.93 feet

Thence (6) south 89°51'15" west, 300.09 feet to the true point of beginning.

INITIAL

Assessor's Parcel No: 025-210-03 and 025-210-04

DESCRIPTION OF COLLATERAL

Principal	Loan Date	Maturity	Loan No	Call / Coll	Account	Officer	Initials
$1,680,000.00	12-30-2003	02-01-2019	7749554			***	

References in the shaded area are for Lender's use only and do not limit the applicability of this document to any particular loan or item.
Any item above containing "***" has been omitted due to text length limitations.

Borrower: FERNANDO R. REVELEZ
504 RUSTIC HILLS DRIVE
SIMI VALLEY, CA 93065

Lender: United Commercial Bank
711 Van Ness Avenue
San Francisco, CA 94102
(415) 928-0700

UCC-1 FINANCING STATEMENT
DEBTOR: FERNANDO R. REVELEZ

EXHIBIT "A"
DESCRIPTION OF COLLATERAL

All equipment and other tangible personal property which is affixed to the Real Property described in Exhibit "B", whether now or hereafter acquired by Debtor.

P-326028

Recording Requested By:
Placer Title Company

Jon Lifquist, Assessor-Recorder
Kern County Official Records

LB
6/14/2019
02:00 PM

Recorded Electronically by:
501 Placer Title ER

DOC #: 219069932

219069932

Stat Types: 3	Pages: 21
FEES	126.00
TAXES	.00
OTHER	225.00
PAID	351.00

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

GERSON LAW FIRM APC
9255 Towne Centre Drive, Suite 300
San Diego, CA 92121
GLF File No. 6350.468

MULTIFAMILY DEED OF TRUST,
ASSIGNMENT OF LEASES AND RENTS,
SECURITY AGREEMENT AND FIXTURE FILING

(CALIFORNIA)

MULTIFAMILY DEED OF TRUST,
ASSIGNMENT OF LEASES AND RENTS,
SECURITY AGREEMENT AND FIXTURE FILING

This MULTIFAMILY DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING (as amended, restated, replaced, supplemented, or otherwise modified from time to time, the "**Security Instrument**") dated as of **June 14, 2019**, is executed by **FERNANDO REVELEZ, Trustee of The Fernando Revelez Trust, dated November 28, 2011** ("**Borrower**"), to **PLACER TITLE COMPANY, a California corporation, as trustee** ("**Trustee**"), for the benefit of **ARBOR COMMERCIAL FUNDING I, LLC, a limited liability company** organized and existing under the laws of **New York**, as beneficiary ("**Lender**").

Borrower, in consideration of (i) the loan in the original principal amount of **ONE MILLION SIX HUNDRED THOUSAND AND 00/100 DOLLARS** (the "**Mortgage Loan**") evidenced by that certain Multifamily Note dated as of the date of this Security Instrument, executed by Borrower and made payable to the order of Lender (as amended, restated, replaced, supplemented, or otherwise modified from time to time, the "**Note**"), (ii) that certain Multifamily Loan and Security Agreement dated as of the date of this Security Instrument, executed by and between Borrower and Lender (as amended, restated, replaced, supplemented or otherwise modified from time to time, the "**Loan Agreement**"), and (iii) the trust created by this Security Instrument, and to secure to Lender the repayment of the Indebtedness (as defined in this Security Instrument), and all renewals, extensions and modifications thereof, and the performance of the covenants and agreements of Borrower contained in the Loan Documents (as defined in the Loan Agreement), excluding the Environmental Indemnity Agreement (as defined in this Security Instrument), irrevocably and unconditionally mortgages, grants, warrants, conveys, bargains, sells, and assigns to Trustee, in trust, for benefit of Lender, with power of sale and right of entry and possession, the Mortgaged Property (as defined in this Security Instrument), including the real property located in **Kern County, State of California**, and described in Exhibit A attached to this Security Instrument and incorporated by reference (the "**Land**"), to have and to hold such Mortgaged Property unto Trustee and Trustee's successors and assigns, forever; Borrower hereby releasing, relinquishing, and waiving, to the fullest extent allowed by law, all rights and benefits, if any, under and by virtue of the homestead exemption laws of the Property Jurisdiction (as defined in this Security Instrument), if applicable.

Borrower represents and warrants that Borrower is lawfully seized of the Mortgaged Property and has the right, power and authority to mortgage, grant, warrant, convey, bargain, sell, and assign the Mortgaged Property, and that the Mortgaged Property is not encumbered by any Lien (as defined in this Security Instrument) other than Permitted Encumbrances (as defined in this Security Instrument). Borrower covenants that Borrower will warrant and defend the title to the Mortgaged Property against all claims and demands other than Permitted Encumbrances.

Borrower, and by their acceptance hereof, each of Trustee and Lender covenants and agrees as follows:

1. Defined Terms.

Capitalized terms used and not specifically defined herein have the meanings given to such terms in the Loan Agreement. All terms used and not specifically defined herein, but which are otherwise defined by the UCC, shall have the meanings assigned to them by the UCC. The following terms, when used in this Security Instrument, shall have the following meanings:

"Condemnation Action" means any action or proceeding, however characterized or named, relating to any condemnation or other taking, or conveyance in lieu thereof, of all or any part of the Mortgaged Property, whether direct or indirect.

"Enforcement Costs" means all expenses and costs, including reasonable attorneys' fees and expenses, fees and out-of-pocket expenses of expert witnesses and costs of investigation, incurred by Lender as a result of any Event of Default under the Loan Agreement or in connection with efforts to collect any amount due under the Loan Documents, or to enforce the provisions of the Loan Agreement or any of the other Loan Documents, including those incurred in post-judgment collection efforts and in any bankruptcy or insolvency proceeding (including any action for relief from the automatic stay of any bankruptcy proceeding or Foreclosure Event) or judicial or non-judicial foreclosure proceeding, to the extent permitted by law.

"Environmental Indemnity Agreement" means that certain Environmental Indemnity Agreement dated as of the date of this Security Instrument, executed by Borrower to and for the benefit of Lender, as the same may be amended, restated, replaced, supplemented, or otherwise modified from time to time.

"Environmental Laws" has the meaning set forth in the Environmental Indemnity Agreement.

"Event of Default" has the meaning set forth in the Loan Agreement.

"Fixtures" means all Goods that are so attached or affixed to the Land or the Improvements as to constitute a fixture under the laws of the Property Jurisdiction.

"Goods" means all of Borrower's present and hereafter acquired right, title and interest in all goods which are used now or in the future in connection with the ownership, management, or operation of the Land or the Improvements or are located on the Land or in the Improvements, including inventory; furniture; furnishings; machinery, equipment, engines, boilers, incinerators, and installed building materials; systems and equipment for the purpose of supplying or distributing heating, cooling, electricity, gas, water, air, or light; antennas, cable, wiring, and conduits used in connection with radio, television, security, fire prevention, or fire detection, or otherwise used to carry electronic signals; telephone systems and equipment; elevators and related machinery and equipment; fire detection, prevention and extinguishing systems and apparatus; security and access control systems and apparatus; plumbing systems; water heaters, ranges, stoves, microwave ovens, refrigerators, dishwashers, garbage disposers, washers, dryers, and other appliances; light fixtures, awnings, storm windows, and storm doors; pictures, screens, blinds, shades, curtains, and curtain rods; mirrors, cabinets, paneling, rugs, and floor and wall coverings; fences, trees, and plants; swimming pools; exercise equipment; supplies; tools; books and records (whether in written or electronic form); websites, URLs, blogs, and social network pages; computer equipment (hardware and software); and other tangible personal property which is used now or in the future in connection with the ownership, management, or operation of the Land or the Improvements or are located on the Land or in the Improvements.

"Imposition Deposits" means deposits in an amount sufficient to accumulate with Lender the entire sum required to pay the Impositions when due.

"**Impositions**" means

(a) any water and sewer charges which, if not paid, may result in a lien on all or any part of the Mortgaged Property;

(b) the premiums for fire and other casualty insurance, liability insurance, rent loss insurance and such other insurance as Lender may require under the Loan Agreement;

(c) Taxes; and

(d) amounts for other charges and expenses assessed against the Mortgaged Property which Lender at any time reasonably deems necessary to protect the Mortgaged Property, to prevent the imposition of liens on the Mortgaged Property, or otherwise to protect Lender's interests, all as reasonably determined from time to time by Lender.

"**Improvements**" means the buildings, structures, improvements, and alterations now constructed or at any time in the future constructed or placed upon the Land, including any future replacements, facilities, and additions and other construction on the Land.

"**Indebtedness**" means the principal of, interest on, and all other amounts due at any time under the Note, the Loan Agreement, this Security Instrument or any other Loan Document (other than the Environmental Indemnity Agreement and Guaranty), including Prepayment Premiums, late charges, interest charged at the Default Rate, and accrued interest as provided in the Loan Agreement and this Security Instrument, advances, costs and expenses to perform the obligations of Borrower or to protect the Mortgaged Property or the security of this Security Instrument, all other monetary obligations of Borrower under the Loan Documents (other than the Environmental Indemnity Agreement), including amounts due as a result of any indemnification obligations, and any Enforcement Costs.

"**Land**" means the real property described in Exhibit A.

"**Leases**" means all present and future leases, subleases, licenses, concessions or grants or other possessory interests now or hereafter in force, whether oral or written, covering or affecting the Mortgaged Property, or any portion of the Mortgaged Property (including proprietary leases or occupancy agreements if Borrower is a cooperative housing corporation), and all modifications, extensions or renewals thereof.

"**Lien**" means any claim or charge against property for payment of a debt or an amount owed for services rendered, including any mortgage, deed of trust, deed to secure debt, security interest, tax lien, any materialman's or mechanic's lien, or any lien of a Governmental Authority, including any lien in connection with the payment of utilities, or any other encumbrance.

"**Mortgaged Property**" means all of Borrower's present and hereafter acquired right, title and interest, if any, in and to all of the following:

(a) the Land;

(b) the Improvements;

(c) the Personalty;

(d) current and future rights, including air rights, development rights, zoning rights and other similar rights or interests, easements, tenements, rights-of-way, strips and gores of land, streets, alleys, roads, sewer rights, waters, watercourses, and appurtenances related to or benefitting the Land or the Improvements, or both, and all rights-of-way, streets, alleys and roads which may have been or may in the future be vacated;

(e) insurance policies relating to the Mortgaged Property (and any unearned premiums) and all proceeds paid or to be paid by any insurer of the Land, the Improvements, the Personalty, or any other part of the Mortgaged Property, whether or not Borrower obtained the insurance pursuant to Lender's requirements;

(f) awards, payments and other compensation made or to be made by any municipal, state or federal authority with respect to the Land, the Improvements, the Personalty, or any other part of the Mortgaged Property, including any awards or settlements resulting from (1) Condemnation Actions, (2) any damage to the Mortgaged Property caused by governmental action that does not result in a Condemnation Action, or (3) the total or partial taking of the Land, the Improvements, the Personalty, or any other part of the Mortgaged Property under the power of eminent domain or otherwise and including any conveyance in lieu thereof;

(g) contracts, options and other agreements for the sale of the Land, the Improvements, the Personalty, or any other part of the Mortgaged Property entered into by Borrower now or in the future, including cash or securities deposited to secure performance by parties of their obligations;

(h) Leases and Lease guaranties, letters of credit and any other supporting obligation for any of the Leases given in connection with any of the Leases, and all Rents;

(i) earnings, royalties, accounts receivable, issues and profits from the Land, the Improvements or any other part of the Mortgaged Property, and all undisbursed proceeds of the Mortgage Loan and, if Borrower is a cooperative housing corporation, maintenance charges or assessments payable by shareholders or residents;

(j) Imposition Deposits;

(k) refunds or rebates of Impositions by any municipal, state or federal authority or insurance company (other than refunds applicable to periods before the real property tax year in which this Security Instrument is dated);

(l) tenant security deposits;

(m) names under or by which any of the above Mortgaged Property may be operated or known, and all trademarks, trade names, and goodwill relating to any of the Mortgaged Property;

(n) Collateral Accounts and all Collateral Account Funds;

(o) products, and all cash and non-cash proceeds from the conversion, voluntary or involuntary, of any of the above into cash or liquidated claims, and the right to collect such proceeds; and

(p) all of Borrower's right, title and interest in the oil, gas, minerals, mineral interests, royalties, overriding royalties, production payments, net profit interests and other interests and estates in, under and on the Mortgaged Property and other oil, gas and mineral interests with which any of the foregoing interests or estates are pooled or unitized.

"**Permitted Encumbrance**" means only the easements, restrictions and other matters listed in a schedule of exceptions to coverage in the Title Policy and Taxes for the current tax year that are not yet due and payable.

"**Personalty**" means all of Borrower's present and hereafter acquired right, title and interest in all Goods, accounts, choses of action, chattel paper, documents, general intangibles (including Software), payment intangibles, instruments, investment property, letter of credit rights, supporting obligations, computer information, source codes, object codes, records and data, all telephone numbers or listings, claims (including claims for indemnity or breach of warranty), deposit accounts and other property or assets of any kind or nature related to the Land or the Improvements now or in the future, including operating agreements, surveys, plans and specifications and contracts for architectural, engineering and construction services relating to the Land or the Improvements, and all other intangible property and rights relating to the operation of, or used in connection with, the Land or the Improvements, including all governmental permits relating to any activities on the Land.

"**Prepayment Premium**" has the meaning set forth in the Loan Agreement.

"**Property Jurisdiction**" means the jurisdiction in which the Land is located.

"**Rents**" means all rents (whether from residential or non-residential space), revenues and other income from the Land or the Improvements, including subsidy payments received from any sources, including payments under any "Housing Assistance Payments Contract" or other rental subsidy agreement (if any), parking fees, laundry and vending machine income and fees and charges for food, health care and other services provided at the Mortgaged Property, whether now due, past due, or to become due, and tenant security deposits.

"**Software**" means a computer program and any supporting information provided in connection with a transaction relating to the program. The term does not include any computer program that is included in the definition of Goods.

"**Taxes**" means all taxes, assessments, vault rentals and other charges, if any, general, special or otherwise, including assessments for schools, public betterments and general or local improvements, which are levied, assessed or imposed by any public authority or quasi-public authority, and which, if not paid, may become a lien, on the Land or the Improvements or any taxes upon any Loan Document.

"**Title Policy**" has the meaning set forth in the Loan Agreement.

"**UCC**" means the Uniform Commercial Code in effect in the Property Jurisdiction, as amended from time to time.

"**UCC Collateral**" means any or all of that portion of the Mortgaged Property in which a security interest may be granted under the UCC and in which Borrower has any present or hereafter acquired right, title or interest.

2. Security Agreement; Fixture Filing.

(a) To secure to Lender, the repayment of the Indebtedness, and all renewals, extensions and modifications thereof, and the performance of the covenants and agreements of Borrower contained in the Loan Documents, Borrower hereby pledges, assigns, and grants to Lender a continuing security interest in the UCC Collateral. This Security Instrument constitutes a security agreement and a financing statement under the UCC. This Security Instrument also constitutes a financing statement pursuant to the terms of the UCC with respect to any part of the Mortgaged Property that is or may become a Fixture under applicable law, and will be recorded as a "fixture filing" in accordance with the UCC. Borrower hereby authorizes Lender to file financing statements, continuation statements and financing statement amendments in such form as Lender may require to perfect or continue the perfection of this security interest without the signature of Borrower. If an Event of Default has occurred and is continuing, Lender shall have the remedies of a secured party under the UCC or otherwise provided at law or in equity, in addition to all remedies provided by this Security Instrument and in any Loan Document. Lender may exercise any or all of its remedies against the UCC Collateral separately or together, and in any order, without in any way affecting the availability or validity of Lender's other remedies. For purposes of the UCC, the debtor is Borrower and the secured party is Lender. The name and address of the debtor and secured party are set forth after Borrower's signature below which are the addresses from which information on the security interest may be obtained.

(b) Borrower represents and warrants that: (1) Borrower maintains its chief executive office at the location set forth after Borrower's signature below, and Borrower will notify Lender in writing of any change in its chief executive office within five (5) days of such change; (2) Borrower is the record owner of the Mortgaged Property; (3) Borrower's state of incorporation, organization, or formation, if applicable, is as set forth on Page 1 of this Security Instrument; (4) Borrower's exact legal name is as set forth on Page 1 of this Security Instrument; (5) Borrower's organizational identification number, if applicable, is as set forth after Borrower's signature below; (6) Borrower is the owner of the UCC Collateral subject to no liens, charges or encumbrances other than the lien hereof; (7) except as expressly provided in the Loan Agreement, the UCC Collateral will not be removed from the Mortgaged Property without the consent of Lender; and (8) no financing statement covering any of the UCC Collateral or any proceeds thereof is on file in any public office except pursuant hereto.

(c) All property of every kind acquired by Borrower after the date of this Security Instrument which by the terms of this Security Instrument shall be subject to the lien and the security interest created hereby, shall immediately upon the acquisition thereof by Borrower and without further conveyance or assignment become subject to the lien and security interest created by this Security Instrument. Nevertheless, Borrower shall execute, acknowledge, deliver and record or file, as appropriate, all and every such further deeds of trust, mortgages, deeds to secure debt, security agreements, financing statements, assignments and assurances as Lender shall require for accomplishing the purposes of this Security Instrument and to comply with the rerecording requirements of the UCC.

3. Assignment of Leases and Rents; Appointment of Receiver; Lender in Possession.

(a) As part of the consideration for the Indebtedness, Borrower absolutely and unconditionally assigns and transfers to Lender all Leases and Rents. It is the intention of Borrower to establish present, absolute and irrevocable transfers and assignments to Lender of all Leases and Rents and to authorize and empower Lender to collect and receive all Rents without the necessity of further action on the part of Borrower. Borrower and Lender intend the assignments of Leases and Rents to be effective immediately and to constitute absolute present assignments, and not assignments for additional security only. Only for purposes of giving effect to these absolute assignments of Leases and Rents, and for no other purpose, the Leases and Rents shall not be deemed to be a part of the Mortgaged Property. However, if these present, absolute and unconditional assignments of Leases and Rents are not enforceable by their terms under the laws of the Property Jurisdiction, then each of the Leases and Rents shall be included as part of the Mortgaged Property, and it is the intention of Borrower, in such circumstance, that this Security Instrument create and perfect a lien on each of the Leases and Rents in favor of Lender, which liens shall be effective as of the date of this Security Instrument.

(b) Until an Event of Default has occurred and is continuing, but subject to the limitations set forth in the Loan Documents, Borrower shall have a revocable license to exercise all rights, power and authority granted to Borrower under the Leases (including the right, power and authority to modify the terms of any Lease, extend or terminate any Lease, or enter into new Leases, subject to the limitations set forth in the Loan Documents), and to collect and receive all Rents, to hold all Rents in trust for the benefit of Lender, and to apply all Rents to pay the Monthly Debt Service Payments and the other amounts then due and payable under the other Loan Documents, including Imposition Deposits, and to pay the current costs and expenses of managing, operating and maintaining the Mortgaged Property, including utilities and Impositions (to the extent not included in Imposition Deposits), tenant improvements and other capital expenditures. So long as no Event of Default has occurred and is continuing (and no event which, with the giving of notice or the passage of time, or both, would constitute an Event of Default has occurred and is continuing), the Rents remaining after application pursuant to the preceding sentence may be retained and distributed by Borrower free and clear of, and released from, Lender's rights with respect to Rents under this Security Instrument.

(c) If an Event of Default has occurred and is continuing, without the necessity of Lender entering upon and taking and maintaining control of the Mortgaged Property directly, by a receiver, or by any other manner or proceeding permitted by the laws of the Property Jurisdiction, the revocable license granted to Borrower pursuant to Section 3(b) shall automatically terminate, and Lender shall immediately have all rights, powers and authority granted to Borrower under any Lease (including the right, power and authority to modify the terms of any such Lease, or extend or terminate any such Lease) and, without notice, Lender shall be entitled to all Rents as they become due and payable, including Rents then due and unpaid. During the continuance of an Event of Default, Borrower authorizes Lender to collect, sue for and compromise Rents and directs each tenant of the Mortgaged Property to pay all Rents to, or as directed by, Lender, and Borrower shall, upon Borrower's receipt of any Rents from any sources, pay the total amount of such receipts to Lender. Although the foregoing rights of Lender are self-effecting, at any time during the continuance of an Event of Default, Lender may make demand for all Rents, and Lender may give, and Borrower hereby irrevocably authorizes Lender to give, notice to all tenants of the Mortgaged Property instructing them to pay all Rents to Lender. No tenant shall be obligated to inquire further as to the occurrence or continuance of an Event of Default, and no tenant shall be obligated to pay to Borrower any amounts that are actually paid to Lender in response to such a notice. Any such notice by Lender shall be delivered to each tenant personally, by mail or by delivering such demand to each rental unit.

(d) If an Event of Default has occurred and is continuing, Lender may, regardless of the adequacy of Lender's security or the solvency of Borrower, and even in the absence of waste, enter upon, take and maintain full control of the Mortgaged Property, and may exclude Borrower and its agents and employees therefrom, in order to perform all acts that Lender, in its discretion, determines to be necessary or desirable for the operation and maintenance of the Mortgaged Property, including the execution, cancellation or modification of Leases, the collection of all Rents (including through use of a lockbox, at Lender's election), the making of repairs to the Mortgaged Property and the execution or termination of contracts providing for the management, operation or maintenance of the Mortgaged Property, for the purposes of enforcing this assignment of Rents, protecting the Mortgaged Property or the security of this Security Instrument and the Mortgage Loan, or for such other purposes as Lender in its discretion may deem necessary or desirable.

(e) Notwithstanding any other right provided Lender under this Security Instrument or any other Loan Document, if an Event of Default has occurred and is continuing, and regardless of the adequacy of Lender's security or Borrower's solvency, and without the necessity of giving prior notice (oral or written) to Borrower, Lender may apply to any court having jurisdiction for the appointment of a receiver for the Mortgaged Property to take any or all of the actions set forth in Section 3. If Lender elects to seek the appointment of a receiver for the Mortgaged Property at any time after an Event of Default has occurred and is continuing, Borrower, by its execution of this Security Instrument, expressly consents to the appointment of such receiver, including the appointment of a receiver *ex parte*, if permitted by applicable law. Borrower consents to shortened time consideration of a motion to appoint a receiver. Lender or the receiver, as applicable, shall be entitled to receive a reasonable fee for managing the Mortgaged Property and such fee shall become an additional part of the Indebtedness. Immediately upon appointment of a receiver or Lender's entry upon and taking possession and control of the Mortgaged Property, possession of the Mortgaged Property and all documents, records (including records on electronic or magnetic media), accounts, surveys, plans, and specifications relating to the Mortgaged Property, and all security deposits and prepaid Rents, shall be surrendered to Lender or the receiver, as applicable. If Lender or receiver takes possession and control of the Mortgaged Property, Lender or receiver may exclude Borrower and its representatives from the Mortgaged Property.

(f) The acceptance by Lender of the assignments of the Leases and Rents pursuant to this Section 3 shall not at any time or in any event obligate Lender to take any action under any Loan Document or to expend any money or to incur any expense. Lender shall not be liable in any way for any injury or damage to person or property sustained by any Person in, on or about the Mortgaged Property. Prior to Lender's actual entry upon and taking possession and control of the Land and Improvements, Lender shall not be:

(1) obligated to perform any of the terms, covenants and conditions contained in any Lease (or otherwise have any obligation with respect to any Lease);

(2) obligated to appear in or defend any action or proceeding relating to any Lease or the Mortgaged Property; or

(3) responsible for the operation, control, care, management or repair of the Mortgaged Property or any portion of the Mortgaged Property.

The execution of this Security Instrument shall constitute conclusive evidence that all responsibility for the operation, control, care, management and repair of the Mortgaged Property is and shall be that of Borrower, prior to such actual entry and taking possession and control by Lender of the Land and Improvements.

(g) Lender shall be liable to account only to Borrower and only for Rents actually received by Lender. Lender shall not be liable to Borrower, anyone claiming under or through Borrower or anyone having an interest in the Mortgaged Property by reason of any act or omission of Lender under this Section 3, and Borrower hereby releases and discharges Lender from any such liability to the fullest extent permitted by law, provided that Lender shall not be released from liability that occurs as a result of Lender's gross negligence or willful misconduct as determined by a court of competent jurisdiction pursuant to a final, non-appealable court order. If the Rents are not sufficient to meet the costs of taking control of and managing the Mortgaged Property and collecting the Rents, any funds expended by Lender for such purposes shall be added to, and become a part of, the principal balance of the Indebtedness, be immediately due and payable, and bear interest at the Default Rate from the date of disbursement until fully paid. Any entering upon and taking control of the Mortgaged Property by Lender or the receiver, and any application of Rents as provided in this Security Instrument, shall not cure or waive any Event of Default or invalidate any other right or remedy of Lender under applicable law or provided for in this Security Instrument or any Loan Document.

4. Protection of Lender's Security.

If Borrower fails to perform any of its obligations under this Security Instrument or any other Loan Document, or any action or proceeding is commenced that purports to affect the Mortgaged Property, Lender's security, rights or interests under this Security Instrument or any Loan Document (including eminent domain, insolvency, code enforcement, civil or criminal forfeiture, enforcement of Environmental Laws, fraudulent conveyance or reorganizations or proceedings involving a debtor or decedent), Lender may, at its option, make such appearances, disburse or pay such sums and take such actions, whether before or after an Event of Default or whether directly or to any receiver for the Mortgaged Property, as Lender reasonably deems necessary to perform such obligations of Borrower and to protect the Mortgaged Property or Lender's security, rights or interests in the Mortgaged Property or the Mortgage Loan, including:

(a) paying fees and out-of-pocket expenses of attorneys, accountants, inspectors and consultants;

(b) entering upon the Mortgaged Property to make repairs or secure the Mortgaged Property;

(c) obtaining (or force-placing) the insurance required by the Loan Documents; and

(d) paying any amounts required under any of the Loan Documents that Borrower has failed to pay.

Any amounts so disbursed or paid by Lender shall be added to, and become part of, the principal balance of the Indebtedness, be immediately due and payable and bear interest at the Default Rate from the date of disbursement until fully paid. The provisions of this Section 4 shall not be deemed to obligate or require Lender to incur any expense or take any action.

5. Default; Acceleration; Remedies.

(a) If an Event of Default has occurred and is continuing, Lender, at its option, may declare the Indebtedness to be immediately due and payable without further demand, and may either with or without entry or taking possession as herein provided or otherwise, proceed by suit or suits at law or in equity or any other appropriate proceeding or remedy (1) to enforce payment of the Mortgage Loan; (2) to foreclose this Security Instrument judicially or non-judicially by the power of sale granted herein; (3) to enforce or exercise any right under any Loan Document; and (4) to pursue any one (1) or more other remedies provided in this Security Instrument or in any other Loan Document or otherwise afforded by applicable law. Each right and remedy provided in this Security Instrument or any other Loan Document is distinct from all other rights or remedies under this Security Instrument or any other Loan Document or otherwise afforded by applicable law, and each shall be cumulative and may be exercised concurrently, independently, or successively, in any order.

(b) Borrower acknowledges that the power of sale granted in this Security Instrument may be exercised or directed by Lender without prior judicial hearing. In the event Lender invokes the power of sale:

(1) Lender shall send to Borrower, and any other Persons required to receive such notice, written notice of Lender's election to cause the Mortgaged Property to be sold. In connection therewith, Borrower hereby authorizes and empowers Trustee to take possession of the Mortgaged Property, or any part thereof, and hereby grants to Trustee a power of sale and authorizes and empowers Trustee to sell (or, in the case of the default of any purchaser, to resell) the Mortgaged Property or any part thereof, in compliance with applicable law, including compliance with any and all notice and timing requirements for such sale;

(2) Trustee shall have the authority to determine the terms of the sale, subject to applicable law. In connection with any such sale, the whole of the Mortgaged Property may be sold in one (1) parcel as an entirety or in separate lots or parcels at the same or different times. Lender shall have the right to become the purchaser at any such sale. Trustee shall be entitled to receive fees and expenses from such sale not to exceed the amount permitted by applicable law;

(3) Trustee shall deliver to the purchaser of the Mortgaged Property a deed or such other appropriate conveyance document conveying the Mortgaged Property so sold without any express or implied covenant or warranty. The recitals in such deed or document shall be prima facie evidence of the truth of the statements made in those recitals; and

(4) the outstanding principal amount of the Mortgage Loan and the other Indebtedness, if not previously due, shall be and become immediately due and payable without demand or notice of any kind. If the Mortgaged Property is sold for an amount less than the amount outstanding under the Indebtedness, the deficiency shall be determined by the purchase price at the sale or sales.

(c) Borrower acknowledges and agrees that the proceeds of any sale shall be applied as determined by Lender unless otherwise required by applicable law.

(d) In connection with the exercise of Lender's rights and remedies under this Security Instrument and any other Loan Document, there shall be allowed and included as Indebtedness: (1) all expenditures and expenses authorized by applicable law and all other expenditures and expenses which may be paid or incurred by or on behalf of Lender for reasonable legal fees, appraisal fees, outlays for documentary and expert evidence, stenographic charges and publication costs; (2) all expenses of any environmental site assessments, environmental audits, environmental remediation costs, appraisals, surveys, engineering studies, wetlands delineations, flood plain studies, and any other similar testing or investigation deemed necessary or advisable by Lender incurred in preparation for, contemplation of or in connection with the exercise of Lender's rights and remedies under the Loan Documents; and (3) costs (which may be reasonably estimated as to items to be expended in connection with the exercise of Lender's rights and remedies under the Loan Documents) of procuring all abstracts of title, title searches and examinations, title insurance policies, and similar data and assurance with respect to title as Lender may deem reasonably necessary either to prosecute any suit or to evidence the true conditions of the title to or the value of the Mortgaged Property to bidders at any sale which may be held in connection with the exercise of Lender's rights and remedies under the Loan Documents. All expenditures and expenses of the nature mentioned in this Section 5, and such other expenses and fees as may be incurred in the protection of the Mortgaged Property and rents and income therefrom and the maintenance of the lien of this Security Instrument, including the fees of any attorney employed by Lender in any litigation or proceedings affecting this Security Instrument, the Note, the other Loan Documents, or the Mortgaged Property, including bankruptcy proceedings, any Foreclosure Event, or in preparation of the commencement or defense of any proceedings or threatened suit or proceeding, or otherwise in dealing specifically therewith, shall be so much additional Indebtedness and shall be immediately due and payable by Borrower, with interest thereon at the Default Rate until paid.

(e) Any action taken by Trustee or Lender pursuant to the provisions of this Section 5 shall comply with the laws of the Property Jurisdiction. Such applicable laws shall take precedence over the provisions of this Section 5, but shall not invalidate or render unenforceable any other provision of any Loan Document that can be construed in a manner consistent with any applicable law. If any provision of this Security Instrument shall grant to Lender (including Lender acting as a mortgagee-in-possession), Trustee or a receiver appointed pursuant to the provisions of this Security Instrument any powers, rights or remedies prior to, upon, during the continuance of or following an Event of Default that are more limited than the powers, rights, or remedies that would otherwise be vested in such party under any applicable law in the absence of said provision, such party shall be vested with the powers, rights, and remedies granted in such applicable law to the full extent permitted by law.

6. Waiver of Statute of Limitations and Marshaling.

To the extent permitted by applicable law, Borrower waives (a) the benefit of all present or future laws providing for any appraisement before sale of any portion of the Mortgaged Property, (b) all rights of redemption, valuation, appraisement, stay of execution, notice of election to mature or declare due the whole of the Indebtedness and marshaling in the event of foreclosure of the lien created by this Security Instrument, (c) all rights and remedies which Borrower may have or be able to assert by reason of the laws of the State of California pertaining to the rights and remedies of sureties, (d) the right to assert any statute of limitations as a bar to the enforcement of the lien of this Security Instrument or to any action brought to enforce the Note or any other obligation secured by this Security Instrument, and (e) any rights, legal or equitable, to require marshaling of assets or to require foreclosure sales in a particular order, including any rights under California Civil Code Sections 2899 and 3433. Lender shall have the right to determine the order in which any or all of the Mortgaged Property shall be subjected to the remedies provided by this Security Instrument. Lender shall have the right to determine the order in which any or all portions of the Indebtedness are satisfied from the proceeds realized upon the exercise of the remedies provided by this Security Instrument.

7. Waiver of Redemption; Rights of Tenants.

(a) Borrower hereby covenants and agrees that it will not at any time apply for, insist upon, plead, avail itself, or in any manner claim or take any advantage of, any appraisement, stay, exemption or extension law or any so-called "Moratorium Law" now or at any time hereafter enacted or in force in order to prevent or hinder the enforcement or foreclosure of this Security Instrument. Without limiting the foregoing:

(1) Borrower for itself and all Persons who may claim by, through, or under Borrower, hereby expressly waives any so-called "Moratorium Law" and any and all rights of reinstatement and redemption, if any, under any order or decree of foreclosure of this Security Instrument, it being the intent hereof that any and all such "Moratorium Laws," and all rights of reinstatement and redemption of Borrower and of all other Persons claiming by, through, or under Borrower are and shall be deemed to be hereby waived to the fullest extent permitted by applicable law;

(2) Borrower shall not invoke or utilize any such law or laws or otherwise hinder, delay or impede the execution of any right, power remedy herein or otherwise granted or delegated to Lender but will suffer and permit the execution of every such right, power and remedy as though no such law or laws had been made or enacted; and

(3) if Borrower is a trust, Borrower represents that the provisions of this Section 7 (including the waiver of reinstatement and redemption rights) were made at the express direction of Borrower's beneficiaries and the persons having the power of direction over Borrower, and are made on behalf of the trust estate of Borrower and all beneficiaries of Borrower, as well as all other persons mentioned above.

(b) Lender shall have the right to foreclose subject to the rights of any tenant or tenants of the Mortgaged Property having an interest in the Mortgaged Property prior to that of Lender. The failure to join any such tenant or tenants of the Mortgaged Property as party defendant or defendants in any such civil action or the failure of any decree of foreclosure and sale to foreclose their rights shall not be asserted by Borrower as a defense in any civil action instituted to collect the Indebtedness, or any part thereof or any deficiency remaining unpaid after foreclosure and sale of the Mortgaged Property, any statute or rule of law at any time existing to the contrary notwithstanding.

8. Notice.

(a) All notices under this Security Instrument shall be:

(1) in writing, and shall be (A) delivered, in person, (B) mailed, postage prepaid, either by registered or certified delivery, return receipt requested, or (C) sent by overnight express courier;

(2) addressed to the intended recipient at its respective address set forth at the end of this Security Instrument; and

(3) deemed given on the earlier to occur of:

(A) the date when the notice is received by the addressee; or

(B) if the recipient refuses or rejects delivery, the date on which the notice is so refused or rejected, as conclusively established by the records of the United States Postal Service or such express courier service.

(b) Any party to this Security Instrument may change the address to which notices intended for it are to be directed by means of notice given to the other party in accordance with this Section 8.

(c) Any required notice under this Security Instrument which does not specify how notices are to be given shall be given in accordance with this Section 8.

9. Mortgagee-in-Possession.

Borrower acknowledges and agrees that the exercise by Lender of any of the rights conferred in this Security Instrument shall not be construed to make Lender a mortgagee-in-possession of the Mortgaged Property so long as Lender has not itself entered into actual possession of the Land and Improvements.

10. Release.

Upon payment in full of the Indebtedness, Lender shall cause the release of this Security Instrument and Borrower shall pay Lender's costs incurred in connection with such release.

11. Substitute Trustee.

In accordance with applicable law, Lender, at Lender's option, may from time to time, by a written instrument, appoint a successor trustee, which instrument, when executed and acknowledged by Lender and recorded in the office of the Recorder of the county or counties where the Mortgaged Property is situated, shall be conclusive proof of proper substitution of the successor trustee. The successor trustee shall, without conveyance of the Mortgaged Property, succeed to all the title, power and duties conferred upon the Trustee in this Security Instrument and by California law.

12. California State Specific Provisions.

(a) In addition to the provisions of the Loan Agreement, Borrower further agrees that, if Lender accepts a guaranty of only a portion of the Indebtedness, Borrower waives its right under California Civil Code Section 2822(a) to designate the portion of the Indebtedness which shall be satisfied by a guarantor's partial payment.

(b) Except for matters covered by an O&M Plan or matters described in the Environmental Indemnity Agreement, Borrower shall not cause or permit any lien (whether or not such lien has priority over the lien created by this Security Instrument) upon the Mortgaged Property imposed pursuant to any Environmental Laws. Any such lien shall be considered a Prohibited Activity or Condition (as contemplated in the Environmental Indemnity Agreement).

(c) Borrower represents and warrants to Lender that, except as previously disclosed by Borrower to Lender in writing, at the time of acquiring the Mortgaged Property, Borrower undertook all appropriate inquiry into the previous ownership and uses of the Mortgaged Property consistent with good commercial or customary practice and no evidence or indication came to light which would suggest that the Mortgaged Property has been or is now being used for any Prohibited Activities or Conditions (as defined in the Environmental Indemnity Agreement).

The representations and warranties in this Section 12 shall be continuing representations and warranties that shall be deemed to be made by Borrower throughout the term of Mortgage Loan, until the Indebtedness has been paid in full.

(d) Without limiting any of the remedies provided in this Security Instrument, Borrower acknowledges and agrees that each of the provisions in this Section 12 is an environmental provision (as defined in Section 736(f)(2) of the California Code of Civil Procedure) made by Borrower relating to the real property security (the "**Environmental Provisions**"), and that to the extent applicable, Borrower's failure to comply with any of the Environmental Provisions will be a breach of contract that will entitle Lender to pursue the remedies provided by Section 736 of the California Code of Civil Procedure for the recovery of damages and for the enforcement of the Environmental Provisions.

13. Governing Law; Consent to Jurisdiction and Venue.

This Security Instrument shall be governed by the laws of the Property Jurisdiction without giving effect to any choice of law provisions thereof that would result in the application of the laws of another jurisdiction. Borrower agrees that any controversy arising under or in relation to this Security Instrument shall be litigated exclusively in the Property Jurisdiction. The state and federal courts and authorities with jurisdiction in the Property Jurisdiction shall have exclusive jurisdiction over all controversies that arise under or in relation to any security for the Indebtedness. Borrower irrevocably consents to service, jurisdiction, and venue of such courts for any such litigation and waives any other venue to which it might be entitled by virtue of domicile, habitual residence or otherwise.

14. Miscellaneous Provisions.

(a) This Security Instrument shall bind, and the rights granted by this Security Instrument shall benefit, the successors and assigns of Lender. This Security Instrument shall bind, and the obligations granted by this Security Instrument shall inure to, any permitted successors and assigns of Borrower under the Loan Agreement. If more than one (1) person or entity signs this Security Instrument as Borrower, the obligations of such persons and entities shall be joint and several. The relationship between Lender and Borrower shall be solely that of creditor and debtor, respectively, and nothing contained in this Security Instrument shall create any other relationship between Lender and Borrower. No creditor of any party to this Security Instrument and no other person shall be a third party beneficiary of this Security Instrument or any other Loan Document.

(b) The invalidity or unenforceability of any provision of this Security Instrument or any other Loan Document shall not affect the validity or enforceability of any other provision of this Security Instrument or of any other Loan Document, all of which shall remain in full force and effect. This Security Instrument contains the complete and entire agreement among the parties as to the matters covered, rights granted and the obligations assumed in this Security Instrument. This Security Instrument may not be amended or modified except by written agreement signed by the parties hereto.

(c) The following rules of construction shall apply to this Security Instrument:

(1) The captions and headings of the sections of this Security Instrument are for convenience only and shall be disregarded in construing this Security Instrument.

(2) Any reference in this Security Instrument to an "Exhibit" or "Schedule" or a "Section" or an "Article" shall, unless otherwise explicitly provided, be construed as referring, respectively, to an exhibit or schedule attached to this Security Instrument or to a Section or Article of this Security Instrument.

(3) Any reference in this Security Instrument to a statute or regulation shall be construed as referring to that statute or regulation as amended from time to time.

(4) Use of the singular in this Security Instrument includes the plural and use of the plural includes the singular.

(5) As used in this Security Instrument, the term "including" means "including, but not limited to" or "including, without limitation," and is for example only, and not a limitation.

(6) Whenever Borrower's knowledge is implicated in this Security Instrument or the phrase "to Borrower's knowledge" or a similar phrase is used in this Security Instrument, Borrower's knowledge or such phrase(s) shall be interpreted to mean to the best of Borrower's knowledge after reasonable and diligent inquiry and investigation.

(7) Unless otherwise provided in this Security Instrument, if Lender's approval, designation, determination, selection, estimate, action or decision is required, permitted or contemplated hereunder, such approval, designation, determination, selection, estimate, action or decision shall be made in Lender's sole and absolute discretion.

(8) All references in this Security Instrument to a separate instrument or agreement shall include such instrument or agreement as the same may be amended or supplemented from time to time pursuant to the applicable provisions thereof.

(9) "Lender may" shall mean at Lender's discretion, but shall not be an obligation.

15. Time is of the Essence.

Borrower agrees that, with respect to each and every obligation and covenant contained in this Security Instrument and the other Loan Documents, time is of the essence.

16. WAIVER OF TRIAL BY JURY.

TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, EACH OF BORROWER AND LENDER (BY ITS ACCEPTANCE HEREOF) (A) COVENANTS AND AGREES NOT TO ELECT A TRIAL BY JURY WITH RESPECT TO ANY ISSUE ARISING OUT OF THIS SECURITY INSTRUMENT OR THE RELATIONSHIP BETWEEN THE PARTIES AS BORROWER AND LENDER THAT IS TRIABLE OF RIGHT BY A JURY AND (B) WAIVES ANY RIGHT TO TRIAL BY JURY WITH RESPECT TO SUCH ISSUE TO THE

EXTENT THAT ANY SUCH RIGHT EXISTS NOW OR IN THE FUTURE. THIS WAIVER OF RIGHT TO TRIAL BY JURY IS SEPARATELY GIVEN BY EACH OF BORROWER AND LENDER, KNOWINGLY AND VOLUNTARILY WITH THE BENEFIT OF COMPETENT LEGAL COUNSEL.

ATTACHED EXHIBITS. The following Exhibits are attached to this Security Instrument and incorporated fully herein by reference:

|X|	Exhibit A	Description of the Land (required)
|__|	Exhibit B	Modifications to Security Instrument

REMAINDER OF PAGE INTENTIONALLY LEFTT BLANK

IN WITNESS WHEREOF, Borrower has signed and delivered this Security Instrument under seal (where applicable) or has caused this Security Instrument to be signed and delivered by its duly authorized representative under seal (where applicable). Where applicable law so provides, Borrower intends that this Security Instrument shall be deemed to be signed and delivered as a sealed instrument.

BORROWER:

Fernando Revelez, Trustee of The Fernando Revelez Trust, dated November 28, 2011

The name, chief executive office and organizational identification number of Borrower (as Debtor under any applicable Uniform Commercial Code) are:

Debtor Name/Record Owner:
Fernando Revelez, Trustee of The Fernando Revelez Trust, dated November 28, 2011

Debtor Chief Executive Office Address:
504 Rustic Hills Drive
Simi Valley, California 93065

Debtor Organizational ID Number: **Not Applicable**

The name and chief executive office of Lender (as Secured Party) are:

Secured Party Name:
ARBOR COMMERCIAL FUNDING I, LLC,
a New York limited liability company

Secured Party Chief Executive Office Address:
333 Earle Ovington Boulevard, Suite 900
Uniondale, New York 11553

Trustee Notice Address:
3900 Coffee Road, Suite 7
Bakersfield, California 93308

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 Calif.
County of Ventura

On 6·13·2019, before me, Susan Cook, a notary public, personally appeared **FERNANDO REVELEZ** who proved to me on 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/th~~eir authorized capacity(~~ies~~), and that by his/~~her/th~~eir 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 laws of the State of Calif. that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature ____________________

SUSAN COOK
Notary Public - California
Los Angeles County
Commission # 2131007
My Comm. Expires Nov 17, 2019

EXHIBIT A

[DESCRIPTION OF THE LAND]

The land described herein is situated in the State of California, County of Kern, City of Bakersfield, described as follows:

PARCEL ONE:

Lot A, according to the Certificate of Compliance recorded February 24, 1983, in Book 5529 of Official Records, Page 411, as Instrument No. 018758, Kern County Records, being more particularly described as follows:

Commencing at the Southwest corner of Tract No. 4411, in the City of Bakersfield, County of Kern, State of California, as per map filed for record July 12, 1982, in Book 31 of Maps, at Pages 180 and 181, in the office of the Kern County Recorder;

Thence (1) North 0° 01' 29" West, along the Easterly right-of-way line of Raider Drive, as shown on said Tract No. 4411, 67.94 feet to the TRUE POINT OF BEGINNING of this description;

Thence (2) North 0° 01' 29" West, continuing along said right-of-way line, 213.00 feet to a point on a tangent curve;

Thence (3) Northerly along said curve concaved to the East, having a radius of 20.00 feet, through a central angle of 89° 52' 48", with an arc length of 31.37 feet to a point on a tangent line;

Thence (4) North 89° 51' 19" East, along the Southerly right-of-way line of Planz Road, 230.24 feet;

Thence (5) South 0° 08' 41" East, 125.00 feet;

Thence (6) North 89° 51' 19" East, 49.63 feet;

Thence (7) South 0° 01' 32" East, 64.96 feet;

Thence (8) South 89° 51' 19" West, 257.21 feet;

Thence (9) South 0° 08' 41" East, 43.00 feet;

Thence (10) South 89° 51' 19" West, 42.94 feet to the TRUE POINT OF BEGINNING.

PARCEL TWO:

Lot B, according to the Certificate of Compliance recorded February 24, 1983, in Book 5529 of Official Records, Page 411, as Instrument No. 018758, Kern County Records, being more particularly described as follows:

Commencing at the Southwest corner of Tract No. 4411, in the City of Bakersfield, County of Kern, State of California, as per map filed for record July 12, 1982, in Book 31 of Maps, at Pages 180 and 181, in the office of the Kern County Recorder, said point also being the TRUE POINT OF BEGINNING;

Thence (1) North 0° 01' 29" West, along the Easterly right-of-way line of Raider Drive, as shown on said Tract No. 4411, 67.94 feet;

Thence (2) North 89° 51' 19" East, 42.94 feet;

Thence (3) North 0° 08' 41" West, 43.00 feet;

Thence (4) North 89° 51' 19" East, 257.21 feet;

Thence (5) South 0° 01' 32" East, 110.93 feet;

Thence (6) South 89° 51' 15" West, 300.09 feet to the TRUE POINT OF BEGINNING.

Jon Lifquist, Assessor-Recorder
Kern County Official Records

LB
6/14/2019
02:00 PM

Recorded Electronically by:
501 Placer Title ER

DOC #: 219069933

219069933

Stat Types: 1	Pages: 6
FEES	39.00
TAXES	.00
OTHER	.00
PAID	39.00

RECORDING REQUESTED BY:

Placer Title Company
Branch Number: 2201

WHEN RECORDED MAIL TO:

Gerson Law Firm APC
9255 Towne Center Drive, Suite 300
San Diego, CA 92121

GLF File No. 635.468

Order No: P-326028 APN: 025-210-03-00, 025-210-04-00

Assignment of Deed of Trust

(Please fill in document title(s) on this line)

- [ ] Exempt from fee per GC27388.1(a)(2) due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,
- [X] Exempt from fee per GC27388.1(a)(1) due to the maximum fees being paid on documents in this transaction, or,
- [ ] Partially exempt from fee per GC27388.1(a)(1). Only $75.00 to be charged as $150.00 in fees has been paid on documents recorded immediately prior hereto or,
- [ ] Exempt from fee per GC27388.1(a)(2) due to being recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,
- [ ] Exempt from the fee per GC27388.1(a) (1); Not related to real property, or,
- [ ] Exempt from fee under GC27388.1(a)(1) for the following reasons:

NOTE: The following exemptions may not be acceptable for use in all counties:

- [ ] Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date) as document number of Official Records, or,
- [ ] Exempt from fee per GC27388.a due to the maximum fees having been paid on documents in the transaction(s) recorded previously on (date) as document number(s) of Official Records, or,
- [ ] Partially exempt from fee per GC27388.1. Only $75.00 to be charged as $150.00 in fees having been paid on documents in this transaction(s) recorded previously on (date) as document number(s) of Official Records, or,
- [ ] Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on (date) as document number(s) .

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

GERSON LAW FIRM APC
9255 Towne Centre Drive, Suite 300
San Diego, CA 92121
GLF File No. 6350.468

ASSIGNMENT OF DEED OF TRUST

FOR VALUABLE CONSIDERATION, **ARBOR COMMERCIAL FUNDING I, LLC, a limited liability company** organized and existing under the laws of **New York** ("**Assignor**"), having its principal office at **3370 Walden Avenue, Suite 114, Depew, New York 14043**, hereby assigns, grants, sells and transfers to **FANNIE MAE, a corporation** organized and existing under the laws of the **United States of America** ("**Assignee**"), having its principal place of business at **3900 Wisconsin Avenue, NW, Washington, DC 20016-2862**, and Assignee's successors, transferees and assigns forever, all of the right, title and interest of Assignor in and to the Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated **June 14, 2019**, entered into by **FERNANDO REVELEZ, Trustee of The Fernando Revelez Trust, dated November 28, 2011** ("**Borrower**") for the benefit of Assignor, securing an indebtedness of the Borrower to Assignor in the principal amount of **ONE MILLION SIX HUNDRED THOUSAND AND 00/100 DOLLARS ($1,600,000.00)**, and recorded immediately prior hereto in the land records of **Kern County, California** (the "**Instrument**"), which indebtedness is secured by the property described in Exhibit A, attached to this Assignment and incorporated into it by this reference.

Together with the note or other obligation described in the Instrument and all obligations secured by the Instrument now or in the future.

IN WITNESS WHEREOF, Assignor has executed this Assignment as of the **14th day of June, 2019.**

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

ASSIGNOR:

ARBOR COMMERCIAL FUNDING I, LLC,
a New York limited liability company

By: ______________________
Alan Steinmetz
Authorized Signatory

State of NEW YORK
County of NASSAU

On June 12, 2019, before me, Kecia Williams, a notary public, personally appeared **ALAN STEINMETZ** who proved to me on 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 laws of the State of New York that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature K Williams

KECIA SIMONE WILLIAMS
Notary Public, State of New York
No. 01WI6287953
Qualified in Queens County
Commission Expires August 26, 2021

EXHIBIT "A"
TO
ASSIGNMENT OF DEED OF TRUST
FOR
CEDARVALE APARTMENTS

DESCRIPTION OF REAL PROPERTY

The land described herein is situated in the State of California, County of Kern, City of Bakersfield, described as follows:

PARCEL ONE:

Lot A, according to the Certificate of Compliance recorded February 24, 1983, in Book 5529 of Official Records, Page 411, as Instrument No. 018758, Kern County Records, being more particularly described as follows:

Commencing at the Southwest corner of Tract No. 4411, in the City of Bakersfield, County of Kern, State of California, as per map filed for record July 12, 1982, in Book 31 of Maps, at Pages 180 and 181, in the office of the Kern County Recorder;

Thence (1) North 0° 01' 29" West, along the Easterly right-of-way line of Raider Drive, as shown on said Tract No. 4411, 67.94 feet to the TRUE POINT OF BEGINNING of this description;

Thence (2) North 0° 01' 29" West, continuing along said right-of-way line, 213.00 feet to a point on a tangent curve;

Thence (3) Northerly along said curve concaved to the East, having a radius of 20.00 feet, through a central angle of 89° 52' 48", with an arc length of 31.37 feet to a point on a tangent line;

Thence (4) North 89° 51' 19" East, along the Southerly right-of-way line of Planz Road, 230.24 feet;

Thence (5) South 0° 08' 41" East, 125.00 feet;

Thence (6) North 89° 51' 19" East, 49.63 feet;

Thence (7) South 0° 01' 32" East, 64.96 feet;

Thence (8) South 89° 51' 19" West, 257.21 feet;

Thence (9) South 0° 08' 41" East, 43.00 feet;

Thence (10) South 89° 51' 19" West, 42.94 feet to the TRUE POINT OF BEGINNING.

PARCEL TWO:

Lot B, according to the Certificate of Compliance recorded February 24, 1983, in Book 5529 of Official Records, Page 411, as Instrument No. 018758, Kern County Records, being more particularly described as follows:

Commencing at the Southwest corner of Tract No. 4411, in the City of Bakersfield, County of Kern, State of California, as per map filed for record July 12, 1982, in Book 31 of Maps, at Pages 180 and 181, in the office of the Kern County Recorder, said point also being the TRUE POINT OF BEGINNING;

Thence (1) North 0° 01' 29" West, along the Easterly right-of-way line of Raider Drive, as shown on said Tract No. 4411, 67.94 feet;

Thence (2) North 89° 51' 19" East, 42.94 feet;

Thence (3) North 0° 08' 41" West, 43.00 feet;

Thence (4) North 89° 51' 19" East, 257.21 feet;

Thence (5) South 0° 01' 32" East, 110.93 feet;

Thence (6) South 89° 51' 15" West, 300.09 feet to the TRUE POINT OF BEGINNING.

Jon Lifquist, Assessor-Recorder
Kern County Official Records

LB
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501 Placer Title ER

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Stat Types: 1	Pages: 9
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RECORDING REQUESTED BY:

Placer Title Company
Branch Number: 2201

WHEN RECORDED MAIL TO:

Gerson Law Firm APC
9255 Towne Center Drive, Suite 300
San Diego, CA 92121

GLF File No 6350.468

Order No: P-326028 APN: 025-210-03-00, 025-210-04-00

UCC Financing Statement

(Please fill in document title(s) on this line)

- [ ] Exempt from fee per GC27388.1(a)(2) due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,
- [x] Exempt from fee per GC27388.1(a)(1) due to the maximum fees being paid on documents in this transaction, or,
- [ ] Partially exempt from fee per GC27388.1(a)(1). Only $75.00 to be charged as $150.00 in fees has been paid on documents recorded immediately prior hereto or,
- [ ] Exempt from fee per GC27388.1(a)(2) due to being recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,
- [ ] Exempt from the fee per GC27388.1(a) (1); Not related to real property, or,
- [ ] Exempt from fee under GC27388.1(a)(1) for the following reasons:

NOTE: The following exemptions may not be acceptable for use in all counties:

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- [ ] Exempt from fee per GC27388.a due to the maximum fees having been paid on documents in the transaction(s) recorded previously on (date) as document number(s) of Official Records, or,
- [ ] Partially exempt from fee per GC27388.1. Only $75.00 to be charged as $150.00 in fees having been paid on documents in this transaction(s) recorded previously on (date) as document number(s) of Official Records, or,
- [ ] Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on (date) as document number(s) .

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

[redacted]

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional)

B. E-MAIL CONTACT AT FILER (optional)

C. SEND ACKNOWLEDGMENT TO: (Name and Address)

GERSON LAW FIRM APC
9255 Towne Centre Drive, Suite 300
San Diego, CA 92121
GLF File No. 6350.468

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

1a. ORGANIZATION'S NAME
Fernando Revelez, Trustee of The Fernando Revelez Trust, dated November 28, 2011

OR

1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

1c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
504 Rustic Hills Drive	**Simi Valley**	**CA**	**93065**	**USA**

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

2a. ORGANIZATION'S NAME

OR

2b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

2c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME
FANNIE MAE c/o ARBOR COMMERCIAL FUNDING I, LLC

OR

3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

3c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
333 Earle Ovington Boulevard, Suite 900	**Uniondale**	**NY**	**11553**	**USA**

4. COLLATERAL: This financing statement covers the following collateral:

SEE SCHEDULE "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF FOR LOCATION AND DESCRIPTION OF COLLATERAL.

5. Check only if applicable and check only one box: Collateral is ☑ held in a Trust (see UCC1Ad, item 17 and Instructions) ☐ being administered by a Decedent's Personal Representative

6a. Check only if applicable and check only one box:
☐ Public-Finance Transaction ☐ Manufactured-Home Transaction ☐ A Debtor is a Transmitting Utility

6b. Check only if applicable and check only one box:
☐ Agricultural Lien ☐ Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable): ☐ Lessee/Lessor ☐ Consignee/Consignor ☐ Seller/Buyer ☐ Bailee/Bailor ☐ Licensee/Licensor

8. OPTIONAL FILER REFERENCE DATA:
Cedarvale Apartments **Kern County, California**

FILING OFFICE COPY — UCC FINANCING STATEMENT (Form UCC1) (Rev. 04/20/11) International Association of Commercial Administrators (IACA)

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank because Individual Debtor name did not fit, check here ☐

9a. ORGANIZATION'S NAME
Fernando Revelez, Trustee of The Fernando Revelez Trust, dated November 28, 2011

OR 9b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

10. DEBTOR'S NAME: Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c

10a. ORGANIZATION'S NAME

OR 10b. INDIVIDUAL'S SURNAME

INDIVIDUAL'S FIRST PERSONAL NAME

INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX

10c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY

11. ☐ ADDITIONAL SECURED PARTY'S NAME or ☑ ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)

11a. ORGANIZATION'S NAME
ARBOR COMMERCIAL FUNDING I, LLC

OR 11b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

11c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
333 Earle Ovington Boulevard, Suite 900	Uniondale	NY	11553	USA

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

13. ☑ This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)

14. This FINANCING STATEMENT: ☐ covers timber to be cut ☐ covers as-extracted collateral ☑ is filed as a fixture filing

15. Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest):

16. Description of real estate:

See EXHIBIT A attached hereto.

17. MISCELLANEOUS:

International Association of Commercial Administrators (IACA)

FILING OFFICE COPY — UCC FINANCING STATEMENT ADDENDUM (Form UCC1Ad) (Rev. 04/20/11)

SCHEDULE A
TO UCC FINANCING STATEMENT
(Borrower)

DEBTOR:	FERNANDO REVELEZ, TRUSTEE OF THE FERNANDO REVELEZ TRUST, DATED NOVEMBER 28, 2011 504 RUSTIC HILLS DRIVE SIMI VALLEY, CALIFORNIA 93065
SECURED PARTY ASSIGNOR:	ARBOR COMMERCIAL FUNDING I, LLC 333 EARLE OVINGTON BOULEVARD, SUITE 900 UNIONDALE, NEW YORK 11553
SECURED PARTY ASSIGNEE:	FANNIE MAE C/O ARBOR COMMERCIAL FUNDING I, LLC 333 EARLE OVINGTON BOULEVARD, SUITE 900 UNIONDALE, NEW YORK 11553

This financing statement covers the following types (or items) of property (the "**Collateral Property**"):

1. Improvements.

The buildings, structures, improvements, and alterations now constructed or at any time in the future constructed or placed upon the land described in Exhibit A attached hereto (the "**Property**"), including any future replacements, facilities, and additions and other construction on the Property (the "**Improvements**");

2. Goods.

All goods which are used now or in the future in connection with the o wnership, management, or operation of the Property or the Improvements or are located on the Property or in the Improvements, including inventory; furniture; furnishings; machinery, equipment, engines, boilers, incinerators, and installed building materials; systems and equipment for the purpose of supplying or distributing heating, cooling, electricity, gas, water, air, or light; antennas, cable, wiring, and conduits used in connection with radio, television, security, fire prevention, or fire detection, or otherwise used to carry electronic signals; telephone systems and equipment; elevators and related machinery and equipment; fire detection, prevention and extinguishing systems and apparatus; security and access control systems and apparatus; plumbing systems; water heaters, ranges, stoves, microwave ovens, refrigerators, dishwashers, garbage disposers, washers, dryers, and other appliances; light fixtures, awnings, storm windows, and storm doors; pictures, screens, blinds, shades, curtains, and curtain rods; mirrors, cabinets, paneling, rugs, and floor and wall coverings; fences, trees, and plants; swimming pools; exercise equipment; supplies; tools; books and records (whether in written or electronic form); websites, URLs, blogs, and social network pages; computer equipment (hardware and software); and other tangible personal property which is used now or in the future in connection with the ownership, management, or operation of the Property or the Improvements or are located on the Property or in the Improvements (the "**Goods**");

3. Fixtures.

All Goods that are so attached or affixed to the Property or the Improvements as to constitute a fixture (the "**Fixtures**") under the laws of the jurisdiction in which the Property is located (the "**Property Jurisdiction**");

4. Personalty.

All Goods, accounts, choses of action, chattel paper, documents, general intangibles (including software), payment intangibles, instruments, investment property, letter of credit rights, supporting obligations, computer information, source codes, object codes, records and data, all telephone numbers or listings, claims (including claims for indemnity or breach of warranty), deposit accounts and other property or assets of any kind or nature related to the Collateral Property now or in the future, including operating agreements, surveys, plans and specifications and contracts for architectural, engineering and construction services relating to the Collateral Property, and all other intangible property and rights relating to the operation of, or used in connection with, the Collateral Property, including all governmental permits relating to any activities on the Property or the Improvements (the "**Personalty**");

5. Other Rights.

All current and future rights, including air rights, development rights, zoning rights and other similar rights or interests, easements, tenements, rights-of-way, strips and gores of land, streets, alleys, roads, sewer rights, waters, watercourses, and appurtenances related to or benefiting the Property or the Improvements, or both, and all rights-of-way, streets, alleys and roads which may have been or may in the future be vacated;

6. Insurance Proceeds.

All insurance policies relating to the Collateral Property (and any unearned premiums) and all proceeds paid or to be paid by any insurer of any part of the Collateral Property, whether or not Debtor obtained the insurance pursuant to Secured Party's requirements;

7. Awards.

All awards, payments, and other compensation made or to be made by any municipal, state or federal authority with respect to any part of the Collateral Property, including any awards or settlements resulting from (a) any action or proceeding, however characterized or named, relating to any condemnation or other taking, or conveyance in lieu thereof, of all or any part of the Collateral Property, whether direct or indirect (a "**Condemnation Action**"), (b) any damage to the Collateral Property caused by governmental action that does not result in a Condemnation Action, or (c) the total or partial taking of any part of the Collateral Property under the power of eminent domain or otherwise and including any conveyance in lieu thereof;

8. Contracts.

All contracts, options, and other agreements for the sale of any part of the Collateral Property entered into by Debtor now or in the future, including cash or securities deposited to secure performance by parties of their obligations;

9. Rents.

All rents (whether from residential or non-residential space), revenues and other income of the Property or the Improvements, including subsidy payments received from any sources, including payments under any "Housing Assistance Payments Contract" or other rental subsidy agreement (if any), parking fees, laundry and vending machine income, and fees and charges for food, health care and other services provided at the Collateral Property, whether now due, past due, or to become due, an d all tenant security deposits (the "**Rents**");

10. Leases.

All present and future leases, subleases, licenses, concessions or grants or other possessory interests now or hereafter in force, whether oral or written, covering or affecting the Collateral Property, or any portion of the Collateral Property (including proprietary leases or occupancy agreements if Debtor is a cooperative housing corporation), and all modifications, extensions, or renewals thereof (the "**Leases**") and all Lease guaranties, letters of credit and any other supporting obligation for any of the Leases given in connection with any of the Leases;

11. Other.

All earnings, royalties, accounts receivable, issues, and profits from any part of Collateral Property, and all undisbursed proceeds of the loan secured by the Mortgage, Deed of Trust, or Deed to Secure Debt upon the Property and Improvements (the "**Security Instrument**") and, if Debtor is a cooperative housing corporation, maintenance charges or assessments payable by shareholders or residents;

12. Imposition Deposits.

Deposits held by the Secured Party to pay when due (a) any water and sewer charges which, if not paid, may result in a lien on all or any part of the Collateral Property, (b) the premiums for fire and other casualty insurance, liability insurance, rent loss insurance, and such other insurance as Secured Party may require, (c) taxes, assessments, vault rentals, and other charges, if any, general, special, or otherwise, including assessments for schools, public betterments and general or local improvements, which are levied, assessed or imposed by any public authority or quasi-public authority, and which, if not paid, will become a lien on the Collateral Property or any taxes upon any of the documents evidencing or securing the loan secured by the Security Instrument, and (d) amounts for other charges and expenses which Secured Party at any time reasonably deems necessary to protect the Collateral Property, to prevent the imposition of liens on the Collateral Property, or otherwise to protect Secured Party's interests, all as reasonably determined from time to time by Secured Party (the "**Impositions**");

13. Refunds or Rebates.

All refunds or rebates of Impositions by any municipal, state or federal authority or insurance company (other than refunds applicable to periods before the real property ta x year in which the Security Instrument is dated);

14. Names.

All names under or by which any of the Collateral Property may be operated or known, and all trademarks, trade names, and goodwill relating to any of the Collateral Property;

15. Collateral Accounts and Collateral Account Funds.

Any and all funds on deposit in any account designated as a "Collateral Account" by Secured Party pursuant to any separate agreement between Debtor and Secured Party which provides for the establishment of any fund, reserve or account;

16. Other Proceeds.

Any and all products, and all cash and non-cash proceeds from the conversion, voluntary or involuntary, of any of the above into cash or liquidated claims, and the right to collect such proceeds;

17. Mineral Rights.

All of Debtor's right, title and interest in the oil, gas, minerals, mineral interests, royalties, overriding royalties, production payments, net profit interests and other interests and estates in, under and on the Mortgaged Property and other oil, gas, minerals, and mineral interests with which any of the foregoing interests or estates are pooled or unitized; and

18. Accounts.

All money, funds, investment property, accounts, general intangibles, deposit accounts, chattel paper, documents, instruments, judgments, claims, settlements of claims, causes of action, refunds, rebates, reimbursements, reserves, deposits, subsidies, proceeds, products, Rents and profits, now or hereafter arising, received or receivable, from or on account of the ownership, manag ement and operation of the Property and the Improvements.

All terms used and not specifically defined herein, but which are otherwise defined by the Uniform Commercial Code in force in the Property Jurisdiction (the "**UCC**"), shall have the meanings assigned to them by the UCC.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

EXHIBIT A
TO
SCHEDULE A TO UCC FINANCING STATEMENT
(Borrower)

DESCRIPTION OF THE PROPERTY

The land described herein is situated in the State of California, County of Kern, City of Bakersfield, described as follows:

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Lot A, according to the Certificate of Compliance recorded February 24, 1983, in Book 5529 of Official Records, Page 411, as Instrument No. 018758, Kern County Records, being more particularly described as follows:

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Thence (1) North 0° 01' 29" West, along the Easterly right-of-way line of Raider Drive, as shown on said Tract No. 4411, 67.94 feet to the TRUE POINT OF BEGINNING of this description;

Thence (2) North 0° 01' 29" West, continuing along said right-of-way line, 213.00 feet to a point on a tangent curve;

Thence (3) Northerly along said curve concaved to the East, having a radius of 20.00 feet, through a central angle of 89° 52' 48", with an arc length of 31.37 feet to a point on a tangent line;

Thence (4) North 89° 51' 19" East, along the Southerly right-of-way line of Planz Road, 230.24 feet;

Thence (5) South 0° 08' 41" East, 125.00 feet;

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Lot B, according to the Certificate of Compliance recorded February 24, 1983, in Book 5529 of Official Records, Page 411, as Instrument No. 018758, Kern County Records, being more particularly described as follows:

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Thence (4) North 89° 51' 19" East, 257.21 feet;

Thence (5) South 0° 01' 32" East, 110.93 feet;

Thence (6) South 89° 51' 15" West, 300.09 feet to the TRUE POINT OF BEGINNING.

Laura Avila, Assessor-Recorder
Kern County Official Records

SA
12/15/2023
08:00 AM

Recorded Electronically by:
55P CT Corporation System

Recording Requested By:

Lien Solutions
P.O. Box 29071
Glendale, CA 91209-9071

DOC #: 223152950

223152950

Stat Types: 1	Pages: 9
FEES	30.00
TAXES	.00
OTHER	75.00
PAID	105.00

Return To:

Lien Solutions
P.O. Box 29071
Glendale, CA 91209-9071

THIS SPACE IS FOR RECORDER'S USE ONLY

DOCUMENT TITLE(S)

UCC FINANCING STATEMENT Continuation Filing

THIS Continuation Filing FIXTURE FILING IS BEING RECORDED WITH KERN COUNTY

Order No: 96496840

[redacted]

UCC FINANCING STATEMENT AMENDMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional)
Name: Wolters Kluwer Lien Solutions Phone: 800-331-3282 Fax: 818-662-4141

B. E-MAIL CONTACT AT FILER (optional)
uccfilingreturn@wolterskluwer.com

C. SEND ACKNOWLEDGMENT TO: (Name and Address) 21105 - ARBOR REALTY

Lien Solutions
P.O. Box 29071
Glendale, CA 91209-9071

96496840

CALI
FIXTURE

File with: Kern, CA

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1a. INITIAL FINANCING STATEMENT FILE NUMBER
219069934 6/14/2019 CC CA Kern

1b. ☒ This FINANCING STATEMENT AMENDMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS
Filer: attach Amendment Addendum (Form UCC3Ad) and provide Debtor's name in item 13

2. ☐ TERMINATION: Effectiveness of the Financing Statement identified above is terminated with respect to the security interest(s) of Secured Party authorizing this Termination Statement

3. ☐ ASSIGNMENT (full or partial): Provide name of Assignee in item 7a or 7b, and address of Assignee in item 7c and name of Assignor in item 9
For partial assignment, complete items 7 and 9 and also indicate affected collateral in item 8

4. ☒ CONTINUATION: Effectiveness of the Financing Statement identified above with respect to the security interest(s) of Secured Party authorizing this Continuation Statement is continued for the additional period provided by applicable law

5. ☐ PARTY INFORMATION CHANGE:
Check one of these two boxes:
This Change affects ☐ Debtor or ☐ Secured Party of record
AND Check one of these three boxes to:
☐ CHANGE name and/or address: Complete item 6a or 6b; and item 7a or 7b and item 7c
☐ ADD name: Complete item 7a or 7b, and item 7c
☐ DELETE name: Give record name to be deleted in item 6a or 6b

6. CURRENT RECORD INFORMATION: Complete for Party Information Change - provide only one name (6a or 6b)

6a. ORGANIZATION'S NAME
Fernando Revelez, Trustee of the Fernando Revelez Trust,dated 11/28/11

OR

6b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

7. CHANGED OR ADDED INFORMATION: Complete for Assignment or Party Information Change - provide only one name (7a or 7b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name)

7a. ORGANIZATION'S NAME

OR

7b. INDIVIDUAL'S SURNAME

INDIVIDUAL'S FIRST PERSONAL NAME

INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX

7c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY

8. ☐ COLLATERAL CHANGE: Also check one of these four boxes: ☐ ADD collateral ☐ DELETE collateral ☐ RESTATE covered collateral ☐ ASSIGN collateral

Indicate collateral:

9. NAME OF SECURED PARTY OF RECORD AUTHORIZING THIS AMENDMENT: Provide only one name (9a or 9b) (name of Assignor, if this is an Assignment)
If this is an Amendment authorized by a DEBTOR, check here ☐ and provide name of authorizing Debtor

9a. ORGANIZATION'S NAME
FANNIE MAE

OR

9b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

10. OPTIONAL FILER REFERENCE DATA: Debtor Name: Fernando Revelez, Trustee of the Fernando Revelez Trust,dated 11/28/11
96496840 198196-ACF I 198196-Kern County

FILING OFFICE COPY — UCC FINANCING STATEMENT AMENDMENT (Form UCC3) (Rev. 04/20/11)

Prepared by Lien Solutions, P.O. Box 29071, Glendale, CA 91209-9071 Tel (800) 331-3282

UCC FINANCING STATEMENT AMENDMENT ADDENDUM

FOLLOW INSTRUCTIONS

11. INITIAL FINANCING STATEMENT FILE NUMBER: Same as item 1a on Amendment form
219069934 6/14/2019 CC CA Kern

12. NAME OF PARTY AUTHORIZING THIS AMENDMENT: Same as item 9 on Amendment form

12a. ORGANIZATION'S NAME
FANNIE MAE

OR 12b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S) SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

13. Name of DEBTOR on related financing statement (Name of a current Debtor of record required for indexing purposes only in some filing offices - see Instruction item 13): Provide only one Debtor name (13a or 13b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); see Instructions if name does not fit

13a. ORGANIZATION'S NAME
Fernando Revelez, Trustee of the Fernando Revelez Trust,dated 11/28/11

OR 13b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

14. ADDITIONAL SPACE FOR ITEM 8 (Collateral):

Debtor Name and Address:
Fernando Revelez, Trustee of the Fernando Revelez Trust,dated 11/28/11 - 504 Rustic Hills Drive , Simi Valley, CA 93065

Secured Party Name and Address:
FANNIE MAE - c/o Arbor Commercial Funding, LLC 3370 Walden Avenue, Suite 114, Depew, NY 14043

15. This FINANCING STATEMENT AMENDMENT:
☐ covers timber to be cut ☐ covers as-extracted collateral ☒ is filed as a fixture filing

16. Name and address of a RECORD OWNER of real estate described in item 17 (if Debtor does not have a record interest):

17. Description of real estate:
see attached

18. MISCELLANEOUS: 96496840-CA-29 21105 - ARBOR REALTY TRUST FANNIE MAE File with: Kern, CA 198196-ACF I 198196-Kern County

FILING OFFICE COPY — UCC FINANCING STATEMENT AMENDMENT ADDENDUM (Form UCC3Ad) (Rev. 04/20/11)

Prepared by Lien Solutions, P.O. Box 29071, Glendale, CA 91209-9071 Tel (800) 331-3282

SCHEDULE A
TO UCC FINANCING STATEMENT
(Borrower)

DEBTOR:	FERNANDO REVELEZ, TRUSTEE OF THE FERNANDO REVELEZ TRUST, DATED NOVEMBER 28, 2011 504 RUSTIC HILLS DRIVE SIMI VALLEY, CALIFORNIA 93065
SECURED PARTY ASSIGNOR:	ARBOR COMMERCIAL FUNDING I, LLC 333 EARLE OVINGTON BOULEVARD, SUITE 900 UNIONDALE, NEW YORK 11553
SECURED PARTY ASSIGNEE:	FANNIE MAE C/O ARBOR COMMERCIAL FUNDING I, LLC 333 EARLE OVINGTON BOULEVARD, SUITE 900 UNIONDALE, NEW YORK 11553

This financing statement covers the following types (or items) of property (the "**Collateral Property**"):

1. Improvements.

The buildings, structures, improvements, and alterations now constructed or at any time in the future constructed or placed upon the land described in Exhibit A attached hereto (the "**Property**"), including any future replacements, facilities, and additions and other construction on the Property (the "**Improvements**");

2. Goods.

All goods which are used now or in the future in connection with the o wnership, management, or operation of the Property or the Improvements or are located on the Property or in the Improvements, including inventory; furniture; furnishings; machinery, equipment, engines, boilers, incinerators, and installed building materials; systems and equipment for the purpose of supplying or distributing heating, cooling, electricity, gas, water, air, or light; antennas, cable, wiring, and conduits used in connection with radio, television, security, fire prevention, or fire detection, or otherwise used to carry electronic signals; telephone systems and equipment; elevators and related machinery and equipment; fire detection, prevention and extinguishing systems and apparatus; security and access control systems and apparatus; plumbing systems; water heaters, ranges, stoves, microwave ovens, refrigerators, dishwashers, garbage disposers, washers, dryers, and other appliances; light fixtures, awnings, storm windows, and storm doors; pictures, screens, blinds, shades, curtains, and curtain rods; mirrors, cabinets, paneling, rugs, and floor and wall coverings; fences, trees, and plants; swimming pools; exercise equipment; supplies; tools; books and records (whether in written or electronic form); websites, URLs, blogs, and social network pages; computer equipment (hardware and software); and other tangible personal property which is used now or in the future in connection with the ownership, management, or operation of the Property or the Improvements or are located on the Property or in the Improvements (the "**Goods**");

3. Fixtures.

All Goods that are so attached or affixed to the Property or the Improvements as to constitute a fixture (the "**Fixtures**") under the laws of the jurisdiction in which the Property is located (the "**Property Jurisdiction**");

4. Personalty.

All Goods, accounts, choses of action, chattel paper, documents, general intangibles (including software), payment intangibles, instruments, investment property, letter of credit rights, supporting obligations, computer information, source codes, object codes, records and data, all telephone numbers or listings, claims (including claims for indemnity or breach of warranty), deposit accounts and other property or assets of any kind or nature related to the Collateral Property now or in the future, including operating agreements, surveys, plans and specifications and contracts for architectural, engineering and construction services relating to the Collateral Property, and all other intangible property and rights relating to the operation of, or used in connection with, the Collateral Property, including all governmental permits relating to any activities on the Property or the Improvements (the "**Personalty**");

5. Other Rights.

All current and future rights, including air rights, development rights, zoning rights and other similar rights or interests, easements, tenements, rights-of-way, strips and gores of land, streets, alleys, roads, sewer rights, waters, watercourses, and appurtenances related to or benefiting the Property or the Improvements, or both, and all rights-of-way, streets, alleys and roads which may have been or may in the future be vacated;

6. Insurance Proceeds.

All insurance policies relating to the Collateral Property (and any unearned premiums) and all proceeds paid or to be paid by any insurer of any part of the Collateral Property, whether or not Debtor obtained the insurance pursuant to Secured Party's requirements;

7. Awards.

All awards, payments, and other compensation made or to be made by any municipal, state or federal authority with respect to any part of the Collateral Property, including any awards or settlements resulting from (a) any action or proceeding, however characterized or named, relating to any condemnation or other taking, or conveyance in lieu thereof, of all or any part of the Collateral Property, whether direct or indirect (a "**Condemnation Action**"), (b) any damage to the Collateral Property caused by governmental action that does not result in a Condemnation Action, or (c) the total or partial taking of any part of the Collateral Property under the power of eminent domain or otherwise and including any conveyance in lieu thereof;

8. Contracts.

All contracts, options, and other agreements for the sale of any part of the Collateral Property entered into by Debtor now or in the future, including cash or securities deposited to secure performance by parties of their obligations;

9. Rents.

All rents (whether from residential or non-residential space), revenues and other income of the Property or the Improvements, including subsidy payments received from any sources, including payments under any "Housing Assistance Payments Contract" or other rental subsidy agreement (if any), parking fees, laundry and vending machine income, and fees and charges for food, health care and other services provided at the Collateral Property, whether now due, past due, or to become due, an d all tenant security deposits (the "**Rents**");

10. Leases.

All present and future leases, subleases, licenses, concessions or grants or other possessory interests now or hereafter in force, whether oral or written, covering or affecting the Collateral Property, or any portion of the Collateral Property (including proprietary leases or occupancy agreements if Debtor is a cooperative housing corporation), and all modifications, extensions, or renewals thereof (the "**Leases**") and all Lease guaranties, letters of credit and any other supporting obligation for any of the Leases given in connection with any of the Leases;

11. Other.

All earnings, royalties, accounts receivable, issues, and profits from any part of Collateral Property, and all undisbursed proceeds of the loan secured by the Mortgage, Deed of Trust, or Deed to Secure Debt upon the Property and Improvements (the "**Security Instrument**") and, if Debtor is a cooperative housing corporation, maintenance charges or assessments payable by shareholders or residents;

12. Imposition Deposits.

Deposits held by the Secured Party to pay when due (a) any water and sewer charges which, if not paid, may result in a lien on all or any part of the Collateral Property, (b) the premiums for fire and other casualty insurance, liability insurance, rent loss insurance, and such other insurance as Secured Party may require, (c) taxes, assessments, vault rentals, and other charges, if any, general, special, or otherwise, including assessments for schools, public betterments and general or local improvements, which are levied, assessed or imposed by any public authority or quasi-public authority, and which, if not paid, will become a lien on the Collateral Property or any taxes upon any of the documents evidencing or securing the loan secured by the Security Instrument, and (d) amounts for other charges and expenses which Secured Party at any time reasonably deems necessary to protect the Collateral Property, to prevent the imposition of liens on the Collateral Property, or otherwise to protect Secured Party's interests, all as reasonably determined from time to time by Secured Party (the "**Impositions**");

13. Refunds or Rebates.

All refunds or rebates of Impositions by any municipal, state or federal authority or insurance company (other than refunds applicable to periods before the real property ta x year in which the Security Instrument is dated);

14. Names.

All names under or by which any of the Collateral Property may be operated or known, and all trademarks, trade names, and goodwill relating to any of the Collateral Property;

15. Collateral Accounts and Collateral Account Funds.

Any and all funds on deposit in any account designated as a "Collateral Account" by Secured Party pursuant to any separate agreement between Debtor and Secured Party which provides for the establishment of any fund, reserve or account;

16. Other Proceeds.

Any and all products, and all cash and non-cash proceeds from the conversion, voluntary or involuntary, of any of the above into cash or liquidated claims, and the right to collect such proceeds;

17. Mineral Rights.

All of Debtor's right, title and interest in the oil, gas, minerals, mineral interests, royalties, overriding royalties, production payments, net profit interests and other interests and estates in, under and on the Mortgaged Property and other oil, gas, minerals, and mineral interests with which any of the foregoing interests or estates are pooled or unitized; and

18. Accounts.

All money, funds, investment property, accounts, general intangibles, deposit accounts, chattel paper, documents, instruments, judgments, claims, settlements of claims, causes of action, refunds, rebates, reimbursements, reserves, deposits, subsidies, proceeds, products, Rents and profits, now or hereafter arising, received or receivable, from or on account of the ownership, manag ement and operation of the Property and the Improvements.

All terms used and not specifically defined herein, but which are otherwise defined by the Uniform Commercial Code in force in the Property Jurisdiction (the "**UCC**"), shall have the meanings assigned to them by the UCC.

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EXHIBIT A
TO
SCHEDULE A TO UCC FINANCING STATEMENT
(Borrower)

DESCRIPTION OF THE PROPERTY

The land described herein is situated in the State of California, County of Kern, City of Bakersfield, described as follows:

PARCEL ONE:

Lot A, according to the Certificate of Compliance recorded February 24, 1983, in Book 5529 of Official Records, Page 411, as Instrument No. 018758, Kern County Records, being more particularly described as follows:

Commencing at the Southwest corner of Tract No. 4411, in the City of Bakersfield, County of Kern, State of California, as per map filed for record July 12, 1982, in Book 31 of Maps, at Pages 180 and 181, in the office of the Kern County Recorder;

Thence (1) North 0° 01' 29" West, along the Easterly right-of-way line of Raider Drive, as shown on said Tract No. 4411, 67.94 feet to the TRUE POINT OF BEGINNING of this description;

Thence (2) North 0° 01' 29" West, continuing along said right-of-way line, 213.00 feet to a point on a tangent curve;

Thence (3) Northerly along said curve concaved to the East, having a radius of 20.00 feet, through a central angle of 89° 52' 48", with an arc length of 31.37 feet to a point on a tangent line;

Thence (4) North 89° 51' 19" East, along the Southerly right-of-way line of Planz Road, 230.24 feet;

Thence (5) South 0° 08' 41" East, 125.00 feet;

Thence (6) North 89° 51' 19" East, 49.63 feet;

Thence (7) South 0° 01' 32" East, 64.96 feet;

Thence (8) South 89° 51' 19" West, 257.21 feet;

Thence (9) South 0° 08' 41" East, 43.00 feet;

Thence (10) South 89° 51' 19" West, 42.94 feet to the TRUE POINT OF BEGINNING.

PARCEL TWO:

Lot B, according to the Certificate of Compliance recorded February 24, 1983, in Book 5529 of Official Records, Page 411, as Instrument No. 018758, Kern County Records, being more particularly described as follows:

Commencing at the Southwest corner of Tract No. 4411, in the City of Bakersfield, County of Kern, State of California, as per map filed for record July 12, 1982, in Book 31 of Maps, at Pages 180 and 181, in the office of the Kern County Recorder, said point also being the TRUE POINT OF BEGINNING;

Thence (1) North 0° 01' 29" West, along the Easterly right-of-way line of Raider Drive, as shown on said Tract No. 4411, 67.94 feet;

Thence (2) North 89° 51' 19" East, 42.94 feet;

Thence (3) North 0° 08' 41" West, 43.00 feet;

Thence (4) North 89° 51' 19" East, 257.21 feet;

Thence (5) South 0° 01' 32" East, 110.93 feet;

Thence (6) South 89° 51' 15" West, 300.09 feet to the TRUE POINT OF BEGINNING.