



September -- 2008

<i>Thomas Guide</i>	<i>Address</i>	<i>Owner</i>	<i>Sq.Feet</i>	<i>BR/BA</i>	<i>Transfer Date</i>	<i>Transfer Amount</i>	<i>Price per Sq.Ft.</i>	<i>Yr.Built</i>	<i>Lt Size</i>	<i>Acre</i>	<i>Pool</i>	<i>APN</i>
-	16782 Sagebrush St (Magdalena Silva)		3180	5/ 3	09/25/2008	\$192,868	\$61	2002	9,724	0.22		1017-105-35
-	16107 Watson Ct (Deutsche Bank National Trust		1548	3/ 2	09/05/2008	\$227,500	\$147	1998	3,000	0.07		1017-123-24
-	16624 Living Rock Ct (John Hernandez)		1732	4/ 2	09/22/2008	\$262,600	\$152	2000	4,900	0.11		1017-972-17
-	15924 Windswept Rd (Yorbita Investments Llc)		1848	4/ 2	09/29/2008	\$304,800	\$165	2001	3,800	0.09		1028-611-59
-	5694 Canfield Way (Bank Us)		1597	2/ 2	09/17/2008	\$308,000	\$193	2001	4,084	0.09		1027-532-46
-	15853 Deer Trail Dr (Daniel McCoy)		1234	3/ 2	09/19/2008	\$320,000	\$259	1987	1,844	0.04		1031-352-01
-	15900 Windswept Rd (Usa Hsbc Bank)		1698	3/ 2	09/05/2008	\$351,000	\$207	2000	3,800	0.09		1028-611-55
-	5577 Stafford Ct (Bank Of New York)		2524	5/ 2	09/23/2008	\$352,000	\$139	2000	3,560	0.08	Y	1028-571-56
-	5406 Amethyst Ln (Ryan Rodriguez)		2066	4/ 3	09/25/2008	\$410,000	\$198	2000	5,500	0.13		1028-611-16
-	5536 Victoria Falls Pkwy (Bank Provident Savings		1848	4/ 2	09/03/2008	\$423,200	\$229	2000	4,000	0.09		1028-621-34
-	15860 Amston Ct (Catherine Sarkissian)		2194	3/ 2	09/19/2008	\$430,000	\$196	2000	4,200	0.10		1028-561-16
-	5624 Ashland Ct (Aurora Loan Services Llc)		2603	5/ 3	09/15/2008	\$445,740	\$171	2000	4,700	0.11		1028-571-50
-	16077 Tamarind Ter (Chi Wen)		1878	3/ 2	09/08/2008	\$456,000	\$243	2000	4,088	0.09		1027-531-31
-	2143 Olivine Dr (Patricia Poe)		2041	3/ 2	09/04/2008	\$463,000	\$227	1987	5,766	0.13		1031-221-06
-	5446 Amethyst Ln (Rajesh Hanumanthaiah)		2066	4/ 3	09/12/2008	\$489,000	\$237	2000	4,400	0.10		1028-611-11
-	2311 Lake Terrace Dr (Gary Kawauchi)		1781	3/ 2	09/10/2008	\$500,000	\$281	1991	4,880	0.11		1024-162-52
-	14735 Ranchview Ter (Eddy Kim)		2288	4/ 3	09/12/2008	\$535,000	\$234	1989	7,695	0.18		1032-541-09
-	15708 Willow Run Dr (Po Lee)		2683	4/ 2	09/30/2008	\$540,000	\$201	2000	4,348	0.10		1031-411-29
-	16774 Sagebrush St (Wells Fargo Bank Na)		2974	4/ 3	09/09/2008	\$552,500	\$186	2002	12,000	0.28		1017-105-34
-	16417 Valley Springs Rd (Kevin Clegg)		3022	4/ 3	09/26/2008	\$615,000	\$204	1979	26,700	0.61	Y	1017-273-01
-	16734 Carob Ave (Michael Belknap)		2807	4/ 2	09/05/2008	\$620,000	\$221	2003	16,100	0.37		1017-822-25
-	16782 Tamarind Ct (John Carnahan)		3552	6/ 4	09/16/2008	\$740,000	\$208	2003	8,040	0.18	Y	1017-863-10
-	2870 Venezia Ct (Xiao Wu)		4937	6/ 6	09/24/2008	\$1,500,000	\$304	2006	18,585	0.43		1017-924-02
640-0	2549 Cottonwood Trl (Manuel Perez)		1571	4/ 2	09/30/2008	\$399,000	\$254	1984	4,186	0.10		1023-251-13
640-0	2569 Highgate Ct (Yue Yang)		1543	3/ 2	09/17/2008	\$399,000	\$259	1985	8,700	0.20		1023-261-43
680-0	2064 Nordic Ave (Spring Hill Investment Llc)		1631	4/ 3	09/16/2008	\$323,300	\$198	1992				1032-061-37
680-0	2541 Norte Vista Dr (Deutsche Bank National Tru		1924	3/ 2	09/26/2008	\$346,000	\$180	1988	6,532	0.15		1023-571-33
680-0	14662 River Ridge Ct (Sla Downey)		2191	3/ 3	09/10/2008	\$412,500	\$188	1990	6,569	0.15		1032-083-20
680-0	13482 Cap De Crews (Harry Lee)		2121	4/ 3	09/29/2008	\$449,000	\$212	1987	9,818	0.23	Y	1023-661-49
680-0	2176 Sun Ridge Dr (Deutsche Bank National Trus		2050	4/ 3	09/03/2008	\$454,500	\$222	1990	4,240	0.10		1024-242-16
680-0	2148 Rancho Hills Dr (Bank Us)		2404	4/ 2	09/24/2008	\$500,000	\$208	1990	4,400	0.10		1032-082-42
680-0	1879 Nordic Ave (Aurora Loan Services Llc)		2186	4/ 3	09/16/2008	\$506,000	\$231	1994	8,552	0.20		1032-031-04
680-0	15413 Feldspar Dr (Robert Ogden)		2476	4/ 3	09/30/2008	\$530,000	\$214	1979	8,900	0.20	Y	1031-151-19
680-0	1840 Berryhill Dr (Lavy Phan)		2203	4/ 2	09/05/2008	\$535,000	\$243	1992	4,747	0.11		1024-321-12
680-0	14138 Deerbrook Ln (Carl Delgado)		2232	4/ 3	09/08/2008	\$550,000	\$246	1994	4,400	0.10		1024-311-53
680-0	1766 Diamond Valley Ln (Kaihong Yang)		2670	4/ 3	09/11/2008	\$700,000	\$262	1997	10,500	0.24		1000-411-43
680-0	15833 Fetlock Ln (Christy King)		2530	4/ 3	09/12/2008	\$745,000	\$294	1992			Y	1031-041-10
681-1A	13456 Melody Rd (Alice Chang)		1321	2/ 2	09/30/2008	\$260,000	\$197	1986	4,484	0.10		1023-331-29
681-1B	3196 Skyview Rdg (Deutsche Bank National Trus		1970	4/ 3	09/05/2008	\$420,000	\$213	1987	7,280	0.17		1023-561-05
681-1B	3206 Skyview Rdg (Rhoderick Manalac)		2305	4/ 2	09/24/2008	\$525,000	\$228	1987	8,800	0.20		1023-561-07



September -- 2008

<i>Thomas Guide</i>	<i>Address</i>	<i>Owner</i>	<i>Sq.Feet</i>	<i>BR/BA</i>	<i>Transfer Date</i>	<i>Transfer Amount</i>	<i>Price per Sq.Ft.</i>	<i>Yr.Built</i>	<i>Lt Size</i>	<i>Acre</i>	<i>Pool</i>	<i>APN</i>
681-4B	3077 Buckhaven Rd (Bank Us)		2652	5/ 2	09/12/2008	\$479,440	\$181	1990	6,120	0.14	Y	1032-201-05
681-5C	14828 Foxglove Dr (Bank Of New York)		1252	3/ 2	09/09/2008	\$265,000	\$212	1977	7,200	0.17		1025-295-03
681-5D	15031 Oakwood Ln (Deutsche Bank National Tru		1562	3/ 2	09/12/2008	\$338,257	\$217	1964	6,500	0.15		1025-401-03
681-5D	3980 Poplar Ln (Wells Fargo Bank Na)		1640	4/ 2	09/08/2008	\$390,150	\$238	1964	10,500	0.24	Y	1025-411-35
681-6D	15443 Elm Ln (Linda Robles)		1209	3/ 2	09/03/2008	\$308,000	\$255	1972	8,040	0.18		1017-202-05
681-6D	3753 Tovar Way (Shawn Criss)		1334	3/ 2	09/25/2008	\$390,000	\$292	1977	8,580	0.20		1017-381-42
681-6D	3741 Glen Ridge Dr (Deutsche Bank National Tru		1344	3/ 2	09/11/2008	\$396,000	\$295	1977	7,130	0.16		1025-651-18
681-6D	15124 Ashwood Ln (Richard Chou)		1800	5/ 2	09/17/2008	\$415,000	\$231	1965	7,750	0.18		1025-611-25
681-6E	4237 Gird Ave (Hsu Lin)		632	1/ 1	09/16/2008	\$138,000	\$218	1940	5,950	0.14		1028-033-06
681-6E	4171 El Molino Blvd (Adrian Gonzalez)		923	3/ 1	09/16/2008	\$220,500	\$239	1947	8,500	0.20		1028-012-09
681-6F	15119 Monterey Ave (Sin Ying C Cheng)		1300	3/ 1	09/03/2008	\$257,000	\$198	1983	4,000	0.09		1025-524-09
681-6F	15243 Mariposa Ave (Margoth Sandy)		1208	3/ 2	09/19/2008	\$258,000	\$214	1983	4,200	0.10		1025-532-15
681-6F	15345 Murray Ave (Irish Starr D Cordero)		1527	3/ 2	09/19/2008	\$342,000	\$224	1988	4,880	0.11		1028-121-20
681-7B	15680 Altamira Dr (Usa Hsbc Bank)		1909	3/ 2	09/02/2008	\$490,220	\$257	1989	3,800	0.09		1031-241-45
681-7C	15662 Velour Dr (Camille Ayoub)		1315	3/ 2	09/17/2008	\$290,000	\$221	1976	7,840	0.18		1017-393-03
681-7C	15625 Sprig St (Bank Countrywide)		1258	3/ 2	09/09/2008	\$326,825	\$260	1977	9,600	0.22		1017-481-15
681-7D	3749 Casheen Dr (Ryan Davis)		1226	3/ 2	09/18/2008	\$302,000	\$246	1976	7,200	0.17	Y	1017-345-06
681-7E	4360 Gird Ave (Karen Clarke)		945	2/ 2	09/26/2008	\$200,000	\$212	1997	3,125	0.07		1028-073-13
681-7E	4327 Descanso Ave (Mutual Washington)		1280	3/ 2	09/18/2008	\$244,000	\$191	1981	7,200	0.17		1028-093-12
681-7E	15687 Palo Alto Ave (Aurelio Cortez)		1430	3/ 1	09/30/2008	\$286,500	\$200	1986	6,500	0.15		1028-062-08
681-7F	15665 Yorba Ave (Bank Of New York)		800	2/ 1	09/05/2008	\$173,200	\$217	1959	5,000	0.11		1028-141-17
710-0	1632 Chernus Ln (Community Bank Fsb)		1808	3/ 2	09/30/2008	\$55,583	\$31	1980	4,000	0.09		1000-062-04
710-0	16708 Oak Way Ln (Joseph Edmonds)		700	2/ 2	09/09/2008	\$165,000	\$236	1920	5,000	0.11		1000-091-04
710-0	16144 Promontory Rd (Nicholas Schott)		2702	4/ 2	09/05/2008	\$570,000	\$211	1990	19,318	0.44		1017-741-04
711-1E	16266 Wind Forest Way (Roman Nava)		1935	4/ 2	09/29/2008	\$440,000	\$227	1996	6,140	0.14		1017-612-53
711-1G	5097 Cellini Dr (Stuart Clark)		2780	4/ 2	09/02/2008	\$599,000	\$215	1996	5,500	0.13		1017-932-40
711-1H	5162 Picasso Dr (Yuan Hung)		2780	4/ 2	09/09/2008	\$655,000	\$236	1996	6,300	0.14	Y	1017-942-30
711-2E	16385 Misty Hill Dr (Mell Hogg)		2170	4/ 2	09/17/2008	\$475,000	\$219	1998	3,675	0.08		1017-623-15
711-2E	4165 Glenhaven Ct (Bank Lasalle)		1488	3/ 2	09/26/2008	\$496,196	\$333	1997	5,050	0.12		1017-632-02
711-2G	16465 Patina Ct (Wei Chao)		2289	3/ 2	09/25/2008	\$461,000	\$201	1990	5,400	0.12		1017-672-01
711-2J	5867 Aloe Vera Ct (Deutsche Bank National Trust		1567	3/ 2	09/08/2008	\$298,800	\$191	1999	5,178	0.12		1027-511-38
712-4A	6230 Sunny Meadow Ln (Marc Mouawad)		1868	4/ 3	09/26/2008	\$407,000	\$218	1988	5,200	0.12		1033-241-07
712-4A	6084 Park Crest Dr (Ming Kao)		2488	5/ 3	09/17/2008	\$526,000	\$211	1997	6,510	0.15	Y	1033-341-02
712-5A	17866 Lone Ranger Trl (Brandon Largent)		1070	2/ 2	09/10/2008	\$315,000	\$294	1990	2,310	0.05		1033-282-76
712-5A	6340 Blossom Ln (Helena Chang)		1666	3/ 2	09/02/2008	\$343,000	\$206	1993	2,916	0.07		1033-283-37
712-5A	6406 Sunny Meadow Ln (John Brewer)		2009	4/ 3	09/30/2008	\$351,000	\$175	1988	4,000	0.09		1033-251-36
712-5A	6290 Narcissus Ln (John Ngo)		1666	3/ 2	09/30/2008	\$360,000	\$216	1991	3,971	0.09		1033-272-16
712-5A	17803 Antherium Dr (Leigh Tedlie)		1666	3/ 2	09/12/2008	\$371,000	\$223	1991	2,880	0.07		1033-272-60
712-5A	6225 Fleetwood Ln (Richard Kovac)		2700	4/ 3	09/26/2008	\$500,000	\$185	1988	5,600	0.13	Y	1033-262-11
712-6B	18050 Arroyo Ln (Wee Tan)		2235	5/ 3	09/10/2008	\$450,000	\$201	1989	6,216	0.14		1033-291-77



**Chicago
Title**

CHINO HILLS

**"Easy to Read"
Sales
Comparables**

September -- 2008

<i>Thomas Guide</i>	<i>Address</i>	<i>Owner</i>	<i>Sq.Feet</i>	<i>BR/BA</i>	<i>Transfer Date</i>	<i>Transfer Amount</i>	<i>Price per Sq.Ft.</i>	<i>Yr.Built</i>	<i>Lt Size</i>	<i>Acre</i>	<i>Pool</i>	<i>APN</i>
-------------------------	----------------	--------------	----------------	--------------	--------------------------	----------------------------	-----------------------------	-----------------	----------------	-------------	-------------	------------

<i>Total Sales:</i>	80
<i>Average Sales Price:</i>	\$418,015
<i>Average Price Per Sq. Ft.:</i>	\$217