

# Client Detail with Addl Pics Report

Listings as of 05/23/11 at 10:56pm

<b>Active 05/17/11</b>	<b>Listing # 21428617</b> <b>County: Riverside</b>	<b>79900 Citrus La Quinta, CA 92253-8526</b> <b>Cross St: Citrano</b>	<b>Listing Price: \$615,000</b> <b>Map: 5470, A7</b>
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<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Single Fam Res Detch
<b>Area</b>	313-La Quinta S.OfH	<b>Subdivision</b>	The Citrus
<b>Beds</b>	3	<b>Approx SqFt</b>	3102
<b>Baths(FTHQ)</b>	4 (4 0 0 0)	<b>Price/Sq Ft</b>	\$198.26
<b>Year Built</b>	2001	<b>Lot Sq Ft (approx)</b>	9148
<b>APN</b>	776240010	<b>Lot Acres (approx)</b>	0.210





**Directions** HWY 111 turn right on Jefferson, right on Pomelo, left on Mandarin, left on Tangelo, right on Citrus

**Public Marketing Remark** 3 bedroom 4 bath located at The Citrus. Two fireplaces, jacuzzi tub and custom entertainment center. Luxurious master suite. Backyard is Entertainers delight with Bar and barbecue overlooking pool and golf course

<b>Residence Descrip.</b>	One Level	<b>Unit Location</b>	Not Applicable
<b>Entry Door Faces</b>	North	<b>Entry Floor Number</b>	0
<b>Sale Type</b>		<b>Rent/Lease</b>	No
<b>REO/Bank Owned</b>	Yes	<b>Golf Course in Dev.</b>	Yes
<b>Association Features</b>	Assoc Maint/Lndscp'g, Assoc Trash Paid	<b>Total Floors in Bldg</b>	0
<b>Building Description</b>	Cathedral/Vaulted, No Common Walls	<b>Heating Type</b>	Forced Air, Natural Gas
<b>Interior/Exterior</b>	Wet Bar, Ceiling Fan	<b>Floors</b>	Ceramic Tile, Wall to Wall Carpet
<b>AC Type</b>	Air Conditioning, Central	<b>Fireplace Location</b>	Family Room, Living Room, Outdoor, Master Bedroom
<b>Fireplace</b>	Yes	<b>Pool Description</b>	Private Pool
<b>Pool</b>	Yes	<b>Spa Description</b>	Private
<b>Spa</b>	Yes	<b>Eat Area</b>	Formal Dining Room, Brkfast Counter/Bar, Breakfast Nook, Family Kitchen, Family Room
<b>Security</b>	Gated Comm. W Guard, Gated Community		
<b>View</b>	Mountain View		
<b>Additional Property Features</b>		<b>School District</b>	Other
<b>Lot #</b>	62	<b>Garage</b>	Triple
<b>Horse Property</b>	No	<b>Other Prkg Spc Total</b>	0.00
<b># of Remote Controls</b>	0	<b>Roof</b>	Spanish Clay Tile
<b>Covered Prkg Total</b>	0.00		
<b>Sewer</b>	In Connected & Paid	<b>Land</b>	Fee
<b>Financial Information</b>		<b>Furnished</b>	No
<b>Terms</b>	Cash, Cash to New Loan	<b>Mgmt Company Phone</b>	760-346-9000
<b>Assoc Dues #1</b>	\$408.00 (Buyer to verify)		
<b>Mgmt Company Name</b>	ALBERT & ASSOC		

**Presented By:**



May 2011

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 U.S. Patent 6,910,045



# Client Detail with Addl Pics Report

Listings as of 05/23/11 at 10:56pm

<b>Active 04/21/11</b>	<b>Listing # 21426707</b> <b>County: Riverside</b>	<b>81635 Tiburon Dr La Quinta, CA 92253-8715</b> <b>Cross St: Madison</b>	<b>Listing Price: \$679,000</b> <b>Map: 5530, E4</b>
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<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Single Fam Res Detch
<b>Area</b>	313-La Quinta S.OfH	<b>Subdivision</b>	PGA Greg Norman
<b>Beds</b>	3	<b>Approx SqFt</b>	3230 Assessor
<b>Baths(FTHQ)</b>	4 (4 0 0 0)	<b>Price/Sq Ft</b>	\$210.22
<b>Year Built</b>	2003	<b>Lot Sq Ft (approx)</b>	11761 ((Assessor))
<b>APN</b>	767532010	<b>Lot Acres (approx)</b>	0.270



**Directions** Go to the Main Gate of the Greg Norman course off Madison. Main street is Kingston Heath, stay straight to Tiburon, turn left on Tiburon.  
**Public Marketing Remark** \*Price Reduced!\* This is the lowest priced home on the Greg Norman Course. This has fabulous South facing views that overlook a double fairway. Large great room with a fireplace, new carpet, separate casita with a large living space and private bath. Only thing missing is the appliances. Come & enjoy the beautiful views!

<b>Year Built Source</b>	Assessor	<b>Residence Descrip.</b>	One Level
<b>Unit Location</b>	Not Applicable	<b>Entry Floor Number</b>	0

**Sale Type**  
**REO/Bank Owned** Yes  
**Homeowners Assn** Yes  
**Golf Mem Available** No  
**Heating Type** Forced Air  
**Floors** Ceramic Tile, Wall to Wall Carpet  
**Fireplace** Yes  
**Pool Description** Private Pool, In Ground  
**Spa Description** Private  
**View** Golf Course View

**Rent/Lease** No  
**Golf Course in Dev.** Yes  
**Total Floors in Bldg** 0  
**AC Type** Central  
**Patio** Yes  
**Pool** Yes  
**Spa** Yes  
**Security** 24 Hour, Gated Comm. W Guard

**Additional Property Features**

**Lot #** 29  
**Horse Property** No  
**# of Remote Controls** 0  
**Covered Prkg Total** 0.00  
**Sewer** In Connected & Paid  
**Water District** CVWD  
**Financial Information**  
**Terms** Cash, Cash to New Loan  
**Assoc Dues #1** \$697.00 (Buyer to verify)  
**Mgmt Company Name** The Monarch Group

**School District** Other  
**Garage** Triple  
**Other Prkg Spc Total** 0.00  
**Roof** Spanish Clay Tile  
**Water** District

**Land** Fee  
**Furnished** No

**Presented By:**



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# Client Detail with Addl Pics Report

Listings as of 05/23/11 at 10:56pm

<b>Active 04/08/11</b>	<b>Listing # 21425667</b> <b>County: Riverside</b>	<b>50480 Via Amante La Quinta, CA 92253-7554</b> <b>Cross St: De Sol a Sol</b>	<b>Listing Price: \$685,000</b> <b>Map: 5470, A6</b>
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<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Single Fam Res Detch
<b>Area</b>	313-La Quinta S.OfH	<b>Subdivision</b>	Palmilla
<b>Beds</b>	3	<b>Approx SqFt</b>	3278 Assessor
<b>Baths(FTHQ)</b>	3 (3 0 0 0)	<b>Price/Sq Ft</b>	\$208.97
<b>Year Built</b>	2004	<b>Lot Sq Ft (approx)</b>	9148 ((Assessor))
<b>APN</b>	776320012	<b>Lot Acres (approx)</b>	0.210



**Directions** Palmilla is on Ave 50th at Jefferson. Once through the gate turn left on first street then right on Via Amante  
**Public Marketing Remark** Bank Owned. Price Reduced! Private lakeside location! Open Palo Brea floor plan great for entertaining. 12 foot stackable sliders open to large patio, pool and BBQ. Great room with fireplace, beautiful fully equipped kitchen with granite and stainless appliances. Interior flooring is large porcelain tiles with carpet in the bedrooms and inset in the great room. The location is on the lake but very private on a cul de sac. The home also overlooks a landscaped retention basin for additional privacy.

<b>Bedroom Features</b>	Master Suite, Walk In Closet(s)	<b>Year Built Source</b>	Assessor
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<b>Residence Descrip.</b>	One Level	<b>Unit Location</b>	Not Applicable
<b>Entry Floor Number</b>	0		
<b>Sale Type</b>			
<b>REO/Bank Owned</b>	Yes	<b>Rent/Lease</b>	No
<b>Builders Model Name</b>	Palo Brea	<b>Association Features</b>	Assoc Maint/Lndscp'g
<b>Homeowners Assn</b>	Yes	<b>Building Description</b>	High Ceilings 9 ft+, Recessed Lighting, Sunken Living Room
<b>Total Floors in Bldg</b>	0	<b>Interior/Exterior</b>	Wet Bar, Built-Ins, High Ceilings 9 ft+, Sliding Glass Dr(s)
<b>Heating Type</b>	Forced Air	<b>AC Type</b>	Air Conditioning, Central
<b>Foundation</b>	Concrete Slab	<b>Floors</b>	Ceramic Tile, Wall to Wall Carpet (Bedrooms)
<b>Windows</b>	Plantation Shutters, Screens	<b>Patio</b>	Yes (pavers)
<b>Fireplace</b>	Yes	<b>Patio Description</b>	Covered, Brick (pavers)
<b>Fireplace Location</b>	Great Room	<b>Kitchen Features</b>	Pantry
<b>Cooking Appliances</b>	Built-In BBQ, Cooktop - Gas, Double Oven, Microwave, Range Hood	<b>Appl. Incl. in Sale</b>	Dishwasher, Garbage Disposal, Refrigerator, Trash Compactor
<b>Lot/Community Desc</b>	CC&R's, Cul-De-Sac, Gated Comm.W/Guard, On The Lake Front	<b>Fireplace Fuel</b>	Gas
<b>Lot Location</b>	Water Front	<b>Pool</b>	Yes
<b>Pool Description</b>	Private Pool, In Ground	<b>Spa</b>	Yes
<b>Spa Description</b>	Private, In Ground	<b>Security Rooms</b>	Gated Comm. W Guard
<b>Private Owned Rec</b>	Barbecue Private		Entry, Great Room, Walk in Pantry, Utility Room, Master Bedroom, Walk In Closet(s)
<b>Eat Area</b>	Great Room, In Kitchen	<b>View</b>	Desert View, Lake View, Mountain View
<b>Additional Property Features</b>		<b>School District</b>	Other
<b>Lot #</b>	12	<b>Garage</b>	Double (Double PLUS Golf Cart)
<b>Horse Property</b>	No	<b>Garage Door Opener</b>	Yes
<b>Garage Description</b>	Attached	<b>Parking Description</b>	Guest Parking
<b># of Remote Controls</b>	0	<b>Other Prkg Spc Total</b>	0.00
<b>Parking Features</b>	Driveway - Concrete	<b>Laundry</b>	Inside
<b>Covered Prkg Total</b>	0.00	<b>Roof</b>	Concrete Tile
<b>Dryer Hookup</b>	Gas or Electric	<b>Water</b>	District
<b>Sewer</b>	In Street Paid	<b>TV Services</b>	Cable
<b>Sprinklers</b>	Auto Timer, Front, Side, Rear		
<b>Financial Information</b>		<b>Terms</b>	Cash (see attached document for cash sales), Cash to New Loan
<b>Trnsfr of Possession</b>	Close of Escrow	<b>Assoc Dues #1</b>	\$595.00 (buyer to verify)
<b>Land</b>	Fee		
<b>Furnished</b>	No		

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May 2011

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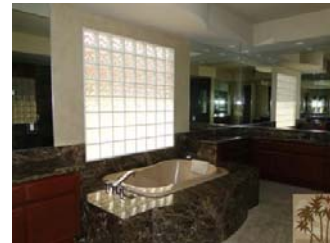
# Client Detail with Addl Pics Report

Listings as of 05/23/11 at 10:56pm

<b>Active 05/02/11</b>	<b>Listing # 21427401</b> <b>County: Riverside</b>	<b>49452 Montana Way La Quinta, CA 92253-6006</b> <b>Cross St: Washington</b>	<b>Listing Price: \$979,000</b> <b>Map: 849, H5</b>
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<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Single Fam Res Detch
<b>Area</b>	313-La Quinta S.OfH	<b>Subdivision</b>	Rancho La Quinta CC
<b>Beds</b>	4	<b>Approx SqFt</b>	3348 Estimated
<b>Baths(FTHQ)</b>	5 (1 3 1 0)	<b>Price/Sq Ft</b>	\$292.41
<b>Year Built</b>	1999	<b>Lot Sq Ft (approx)</b>	11761 ((Assessor))
<b>APN</b>	602170008	<b>Lot Acres (approx)</b>	0.270





**Directions** Rancho La Quinta gate-please provide guard with your license and he will direct you to property.

**Public Marketing Remark** Bank owned! This popular Montana 1 (great room floorplan with 3 bedrooms in main house plus guest casita that has its own bath) has a beautiful lakeside setting on the 11th fairway of the Trent Jones golf course. A huge waterfall cascades to the inviting pool and spa surrounded by lush tropical landscaping. The attached casita offers plenty of privacy for guests. Many upgrades in this home--gourmet kitchen, cross cut travertine flooring, custom entry chandelier. This is a beautiful home.

<b>Bedroom Features</b>	Master Suite	<b>Bathroom Features</b>	Powder Room
<b>Year Built Source</b>	Assessor	<b>Residence Descrip.</b>	One Level
<b>Unit Location</b>	Not Applicable	<b>Entry Door Faces</b>	West
<b>Entry Floor Number</b>	0		
<b>Sale Type</b>		<b>Rent/Lease</b>	No
<b>REO/Bank Owned</b>	Yes	<b>Association Features</b>	Golf (membership may be available)
<b>Builders Model Name</b>	Montana 1	<b>Golf Course in Dev.</b>	Yes
<b>Homeowners Assn</b>	Yes	<b>Total Floors in Bldg</b>	0
<b>Golf Mem Available</b>	Yes	<b>AC Type</b>	Central
<b>Heating Type</b>	Forced Air	<b>Fireplace Location</b>	Great Room
<b>Fireplace</b>	Yes	<b>Lot/Community Desc</b>	CC&R's
<b>Cooking Appliances</b>	Cooktop - Gas, Double Oven, Microwave, Range Hood, Warmer Oven Drawer	<b>Pool Description</b>	Private Pool
<b>Pool</b>	Yes	<b>Spa Description</b>	Private
<b>Spa</b>	Yes	<b>Private Owned Rec</b>	Barbecue Private
<b>Security</b>	Gated Comm. W Guard	<b>Eat Area</b>	Formal Dining Room, Breakfast Room
<b>Rooms</b>	Great Room, Guest House/Casita		
<b>View</b>	Golf Course View, Lake View, Pool View	<b>School District</b>	Other
<b>Additional Property Features</b>		<b>Garage</b>	Triple
<b>Lot #</b>	52	<b>Parking Features</b>	Direct Garage Access
<b>Horse Property</b>	No	<b>Covered Prkg Total</b>	0.00
<b># of Remote Controls</b>	0	<b>Roof</b>	Spanish Clay Tile
<b>Other Prkg Spc Total</b>	0.00	<b>Water</b>	District
<b>Laundry</b>	Individual Room		
<b>Sewer</b>	In Connected & Paid	<b>Land</b>	Fee
<b>Sprinklers</b>	Auto Timer	<b>Furnished</b>	No
<b>Financial Information</b>		<b>Association Name</b>	Desert Resort Mgmt
<b>Terms</b>	Cash to New Loan	<b>HOA Pet Rules</b>	Assoc Pet Rules
<b>Assoc Dues #1</b>	\$645.00	<b>Mgmt Company Phone</b>	760-346-1161
<b>Ext. Construction</b>	Stucco		
<b>Building Style</b>	Calif Bungalow		
<b>Mgmt Company Name</b>	Desert Resort Mgmt		
<b>Other Structures</b>	Guest House/Casita		

**Presented By:**



May 2011

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Listings as of 05/23/11 at 10:56pm

<b>Active 05/20/11</b>	<b>Listing # 21428999</b> <b>County: Riverside</b>	<b>80980 Vista Bonita Trl La Quinta, CA 92253-7523</b> <b>Cross St: Madison</b>	<b>Listing Price: \$1,199,900</b> <b>Map: 5470, C6</b>
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<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Single Fam Res Detch
<b>Area</b>	313-La Quinta S.OfH	<b>Subdivision</b>	La Quinta Polo Est
<b>Beds</b>	5	<b>Approx SqFt</b>	4360 Assessor
<b>Baths(FTHQ)</b>	5 (3 2 0 0)	<b>Price/Sq Ft</b>	\$275.21
<b>Year Built</b>	1988	<b>Lot Sq Ft (approx)</b>	85813 ((Assessor))
<b>APN</b>	777020023	<b>Lot Acres (approx)</b>	1.970





**Directions** 50th to Madison, go south to 2nd LaQuinta Polo Estates gate.

**Public Marketing Remark** BANK REPO! If your looking for a huge property with lots of bells and whistles, this is it. Main house has 2 master suites (one occupies entire 2nd floor), 2 guest suites, 4 baths, grand 2 story entry with sweeping staircase, large kitchen, morning room, formal living room and a very unique family room. There is a separate guest house and a 4 car garage! The grounds have fountains, ponds, waterfalls, creek and a large lake! Pool and spa also have a Palapa for entertaining. All on 1.97 acres. Make no mistake, this property needs help, but oh my what a property after your done!

<b>Bedroom Features</b>	2 Master Bedrooms	<b>Residence Descrip.</b>	Two Levels
<b>Unit Location</b>	Not Applicable	<b>Entry Floor Number</b>	0
<b>Sale Type</b>		<b>Rent/Lease</b>	No
<b>REO/Bank Owned</b>	Yes	<b>Building Description</b>	Addn/Alterations, Repairs Cosmetic
<b>Homeowners Assn</b>	Yes	<b>AC Type</b>	Central
<b>Total Floors in Bldg</b>	0	<b>Fireplace</b>	Yes
<b>Fencing</b>	Block Wall	<b>Lot/Community Desc</b>	CC&R's
<b>Fireplace Location</b>	Living Room, Master Bedroom	<b>Pool Description</b>	Private Pool
<b>Pool</b>	Yes	<b>Spa Description</b>	In Ground
<b>Spa</b>	Yes		
<b>Rooms</b>	Entry, Family Room, Fam Room Separate, Living Room, Guest House/Casita, Dining Room, Master Bedroom, Retreat		
<b>Additional Property Features</b>		<b>School District</b>	Other
<b>Lot #</b>	23	<b>Garage</b>	Four Car
<b>Horse Property</b>	Yes	<b># of Remote Controls</b>	0
<b>Garage Description</b>	Detached	<b>Other Prkg Spc Total</b>	0.00
<b>Parking Description</b>	Garage	<b>Laundry</b>	Individual Room
<b>Covered Prkg Total</b>	0.00	<b>Sewer</b>	Unknown
<b>Roof</b>	Spanish Clay Tile		
<b>Financial Information</b>		<b>Land</b>	Fee
<b>Terms</b>	Cash, Cash to New Loan	<b>Furnished</b>	No
<b>Assoc Dues #1</b>	\$355.00		
<b>Other Structures</b>	Guest House/Casita		

**Presented By:**

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<b>Active 11/15/10</b>	<b>Listing # 21413913</b> <b>County: Riverside</b>	<b>53055 Via Chiante La Quinta, CA 92253-7824</b> <b>Cross St: Via Pessaro</b>	<b>Listing Price: \$1,931,000</b> <b>Map: 5530, B1</b>
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<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Single Fam Res Detch
<b>Area</b>	313-La Quinta S.OfH	<b>Subdivision</b>	The Hideaway
<b>Beds</b>	6	<b>Approx SqFt</b>	5778
<b>Baths(FTHQ)</b>	11 (6 0 5 0)	<b>Price/Sq Ft</b>	\$334.20
<b>Year Built</b>	2008	<b>Lot Sq Ft (approx)</b>	12632
<b>APN</b>	777210009	<b>Lot Acres (approx)</b>	0.290

[See Virtual Tour](#)





**Directions** Go to Hideaway main gate on Jefferson. Once in gate make a right on Via Pessaro to Via Chianti which is on the left side of Via Pessaro and the home is the 3rd home on the street on the left side.

**Public Marketing Remark** Incredible Custom home with 6 bedrooms and 6.5 baths (including Casita) located in The Hideaway on the 9th fairway of the Pete Dye Course. Beautiful Hardwood and Travertine flooring throughout. Private courtyard with fountain, 2 private balconies, 6 fireplaces, private master suite and luxurious master bath, a great chef's kitchen with NEW 6 burner Viking Stove. Pebble Tec pool and spa with floating fireplace and fire bowls plus built-in BBQ. This estate is very private with incredible Northwest views. THIS IS A BANK OWNED PROPERTY AND SOLD AS IS. ALL OFFERS ARE SUBJECT TO LENDER/SR. INVESTOR APPROVAL. PRE-QUAL LTR/PROOF OF FUNDS AND EMD MUST BE SUBMITTED WITH ALL OFFERS. CASH OFFERS ARE REQUIRED TO HAVE A 10% EMD. \*Seller Offering buyers closing costs nte \$19,800.

<b>Country</b>	United States	<b>Bedroom Features</b>	Master Suite, Walk In Closet(s), Main Floor Bdrm, Main Floor Mstr Bdrm, Multi-Level Bedroom
<b>Bathroom Features</b>	Double Vanity(s), Powder Room, Shower Stall, Steam Shower, Sunken Tub	<b>Year Built Source</b>	Assessor
<b>Residence Descrip.</b>	Two Levels	<b>Unit Location</b>	Not Applicable
<b>Entry Door Faces</b>	East	<b>Entry Floor Number</b>	0
<b>Entry Location</b>	Ground Level W/Steps	<b>Rent/Lease</b>	No
<b>Sale Type</b>	REO/Bank Owned	<b>Association Features</b>	On Site Security
<b>Zone</b>	R1	<b>Golf Mem Available</b>	No
<b>Golf Course in Dev.</b>	Yes	<b>Total Floors in Bldg</b>	0
<b>Building Description</b>	Cathedral/Vaulted, 220V Throughout, Custom Built, No Common Walls	<b>Heating Type</b>	Forced Air, Central Furnace
<b>Interior/Exterior</b>	Wet Bar, Ceiling Fan, Double Door Entry, Sliding Glass Dr(s)	<b>Fencing</b>	Block Wall, Stucco Wall
<b>AC Type</b>	Air Conditioning, Central	<b>Floors</b>	Travertine, Other - See Remarks (Travertine throughout / hardwood upstairs)
<b>Foundation</b>	Concrete Slab	<b>Patio</b>	Yes
<b>Windows</b>	Double Pane Windows, Window Custom Covrgs	<b>Patio Description</b>	Balcony, Covered, Concrete Slab, Tile
<b>Fireplace</b>	Yes (6 total)	<b>Kitchen Features</b>	Counter Top, Island, Open to Family Room
<b>Fireplace Location</b>	Great Room, Outdoor, Master Bedroom, Other Loc-See Rem. (Casita, Upstairs Family Room)	<b>Appl. Incl. in Sale</b>	Dishwasher, Garbage Disposal
<b>Cooking Appliances</b>	Built-In BBQ, Built-In Gas, Cooktop - Gas, Microwave, Range, Range Hood	<b>Fireplace Fuel</b>	Gas
<b>Lot/Community Desc</b>	CC&R's, Gated Comm.W/Guard, On The Golf Course	<b>Pool Description</b>	Private Pool, In Ground
<b>Pool</b>	Yes	<b>Spa Description</b>	Private, In Ground
<b>Spa</b>	Yes	<b>Private Owned Rec</b>	Barbecue Private
<b>Security</b>	24 Hour, Gated Comm. W Guard	<b>Private Owned Rec Eat Area</b>	Formal Dining Room, Breakfast Room, Brkfst Counter/Bar, Family Kitchen, In Kitchen
<b>Rooms</b>	Bonus Room, Den/Office, Family Room, Fam Room Separate, Living Room, Guest House/Casita, Master Bedroom, Office, Walk In Closet(s)	<b>School District</b>	Other
<b>View</b>	Golf Course View, Pool View, Mountain View	<b>Flood Zone</b>	No
<b>Additional Property Features</b>		<b>Garage</b>	Double (Plus golf cart garage / all attached)
<b>Lot #</b>	195	<b># of Remote Controls</b>	0
<b>Horse Property</b>	No	<b>Parking Features</b>	Direct Garage Access, Driveway
<b>Tax Mello Roos</b>	No	<b>Covered Prkg Total</b>	0.00
<b>Garage Description</b>	Attached	<b>Dryer Hookup</b>	Gas or Electric
<b>Parking Description</b>	Garage, Golf Cart Garage	<b>Sewer</b>	In Connected & Paid
<b>Other Prkg Spc Total</b>	0.00	<b>Water District</b>	CV Water District
<b>Laundry</b>	Individual Room, Inside	<b>Sprinklers</b>	Auto Timer, Front, Side, Sprinkler System, Rear
<b>Roof</b>	Spanish Clay Tile	<b>220 Volt Locations</b>	220V Throughout
<b>Water</b>	District	<b>Terms</b>	Cash, Cash to New Loan
<b>Water Heater Feature</b>	Central Water Heater	<b>Assoc Dues #1</b>	\$600.00
<b>TV Services</b>	Cable	<b>Furnished</b>	No
<b>Financial Information</b>		<b>Ext. Construction</b>	Stucco
<b>Trnsfr of Possession</b>	Close of Escrow	<b>Association Phone</b>	760-346-1611
<b>Land</b>	Fee	<b>HOA Pet Rules</b>	Assoc Pet Rules, Pets Permitted
<b>Prop. Trans Fee</b>	No		
<b>High Rise</b>	No		
<b>Association Name</b>	Desert Resort Management		
<b>Building Style</b>	Mediterranean		
<b>Lot Description</b>	Yard, Back Yard, Corners Established, Fenced, Fenced Yard, Front Yard, Landscaped, Lot Level/Flat		

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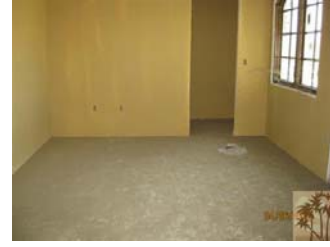
# Client Detail with Addl Pics Report

Listings as of 05/23/11 at 10:56pm

<b>Active 12/27/10</b>	<b>Listing # 21417105</b> <b>County: Riverside</b>	<b>53791 Via Strada - Lot 258 La Quinta, CA 92253-7830</b> <b>Cross St: Jefferson</b>	<b>Listing Price: \$1,995,000</b> <b>Map: 5530, B2</b>
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	<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Single Fam Res Detch
	<b>Area</b>	313-La Quinta S.OfH	<b>Subdivision</b>	The Hideaway
	<b>Beds</b>	6	<b>Approx SqFt</b>	7011 Assessor
	<b>Baths(FTHQ)</b>	6 (5 0 1 0)	<b>Price/Sq Ft</b>	\$284.55
	<b>Year Built</b>	2008	<b>Lot Sq Ft (approx)</b>	21780 ((Assessor))
	<b>APN</b>	777200010	<b>Lot Acres (approx)</b>	0.500





**Public Marketing Remark** Property has been placed in an Auction. Located at the end of a cul-de-sac with fantastic South facing views. This wonderful floor plan is open and bright with splendid views of the Pete Dye golf course and Mountains. This home is waiting to be finished. The home has not been completed and will be sold in as-is condition. Don't miss out on a great opportunity!

<b>Country</b>	United States	<b>Bedroom Features</b>	Master Suite, 2 Master Bedrooms, Walk In Closet (s)
<b>Year Built Source</b>	Assessor	<b>Residence Descrip.</b>	Two Levels
<b>Unit Location</b>	Not Applicable	<b>Entry Floor Number</b>	0
<b>Sale Type</b>		<b>Rent/Lease</b>	No
<b>REO/Bank Owned</b>	Yes	<b>Building Description</b>	Custom Built
<b>Golf Course in Dev.</b>	Yes	<b>AC Type</b>	None
<b>Total Floors in Bldg</b>	2	<b>Fireplace Location</b>	Great Room, Master Retreat
<b>Fireplace</b>	Yes	<b>Lot Location</b>	Greenbelt
<b>Lot/Community Desc</b>	CC&R's, Cul-De-Sac, Gated Comm.W/Guard, On The Golf Course	<b>Spa Rooms</b>	No
<b>Pool</b>	No	<b>View</b>	Den/Office, Family Room, Great Room, Master Bedroom, Retreat
<b>Security</b>	24 Hour, Gated Comm. W Guard	<b>School District</b>	Coachella Valley Uni
<b>Eat Area</b>	Formal Dining Room, Breakfast Room	<b>Garage</b>	Triple
<b>Additional Property Features</b>		<b># of Remote Controls</b>	0
<b>Lot #</b>	258	<b>Other Prkg Spc Total</b>	0.00
<b>Horse Property</b>	No	<b>Laundry</b>	Individual Room
<b>Garage Description</b>	Attached	<b>Sewer</b>	In Connected & Paid
<b>Parking Description</b>	Garage	<b>Terms</b>	Auction, Cash
<b>Covered Prkg Total</b>	0.00	<b>Assoc Dues #1</b>	\$600.00
<b>Roof</b>	Spanish Clay Tile	<b>Furnished</b>	No
<b>Water</b>	District		
<b>Financial Information</b>			
<b>Trnsfr of Possession</b>	Close of Escrow		
<b>Land</b>	Fee		
<b>Assoc Fee Frequency1</b>	Monthly		

**Presented By:**



May 2011

**Alvin Greenwalt Jr**

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# Client Detail with Addl Pics Report

Listings as of 05/23/11 at 10:56pm

<b>Active 03/24/11</b>	<b>Listing # 21424395</b> <b>County: Riverside</b>	<b>50350 Vista Montana Rd La Quinta, CA 92253-7502</b> <b>Cross St: 50th Street</b>	<b>Listing Price: \$2,130,000</b> <b>Map: 5470, C6</b>
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<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Single Fam Res Detch
<b>Area</b>	313-La Quinta S.OfH	<b>Subdivision</b>	La Quinta Polo Est
<b>Beds</b>	5	<b>Approx SqFt</b>	6409
<b>Baths(FTHQ)</b>	6 (5 0 1 0)	<b>Price/Sq Ft</b>	\$332.35
<b>Year Built</b>	2004	<b>Lot Sq Ft (approx)</b>	108900
<b>APN</b>	777020012	<b>Lot Acres (approx)</b>	2.500





**Directions** From Jefferson Street go East on 50th Avenue to La Quinta Polo Estate on your right. Go through gate stay to your right, the second house

**Public Marketing Remark** This Grand Tuscan inspired Private Estate is situated on 2.50 acres As you enter the iron gate courtyard you feel the grandeur. Hand chiseled travertine floors welcome you, huge glass pocket doors provides you spectacular views, a glorious stainless kitchen, romantic master retreat, complete w/his & hers bath & closets, steam shower, sauna & gym. Have fun at the pool/spa loggia w/outdoor fireplace & bar, 9 hole putting green, tennis court & volleyball court. A full 4 car garage. This is a one of a kind community & a one of a kind property. Come experience the La Quinta Polo Estates & be captivated by total privacy. New concrete streets & natural gas was installed Nov. 2009 in community for added benefit. (This home is not currently connected to Natural Gas.)Please contact listing agent for more information on how buyers purchasing a property as Owner Occupants may be eligible to receive 3.5% in closing cost assistance

<b>Residence Descrip.</b>	One Level	<b>Unit Location</b>	Ground Floor
<b>Entry Floor Number</b>	0		
<b>Sale Type</b>		<b>Rent/Lease</b>	No
<b>REO/Bank Owned</b>	Yes	<b>Total Floors in Bldg</b>	0
<b>Building Description</b>	Cathedral/Vaulted, Custom Built, Block Walls (Around Court Yard)	<b>Heating Type</b>	Propane
<b>Interior/Exterior</b>	Wet Bar, Built-Ins, Ceiling Fan, High Ceilings 9 ft+, French Doors, Sliding Glass Dr(s)	<b>Fencing</b>	Block Wall
<b>AC Type</b>	Air Conditioning, Central	<b>Windows</b>	Double Pane Windows
<b>Floors</b>	Ceramic Tile, Wall to Wall Carpet	<b>Patio Description</b>	Covered Porch
<b>Fireplace</b>	Yes	<b>Kitchen Features</b>	Island, Pantry
<b>Fireplace Location</b>	Family Room, Bonus Room, Great Room, Master Retreat, Master Bedroom	<b>Lot Location</b>	Flats
<b>Fireplace Fuel</b>	Other	<b>Pool Description</b>	Private Pool, In Ground
<b>Pool</b>	Yes	<b>Spa Description</b>	Private, In Ground
<b>Spa</b>	Yes	<b>Private Owned Rec</b>	Barbecue Private, Sauna Private, Tennis Court Private, Home Theatre
<b>Security</b>	Gated Community	<b>Eat Area</b>	Formal Dining Room, Brkfast Counter/Bar, Dining Area, Kitchen Island
<b>Rooms</b>	Bonus Room, Den/Office, Family Room, Living Room, Great Room, Jack & Jill, Walk in Pantry, Den, Dining Room, Dressing Area, Walk In Closet(s)		
<b>View</b>	Mountain View	<b>School District</b>	Coachella Valley Uni
<b>Additional Property Features</b>		<b>Garage</b>	Four Car
<b>Lot #</b>	12	<b>Parking Features</b>	Circular Driveway, Driveway, Gated
<b>Horse Property</b>	Yes (2 Horses per acre)	<b>Covered Prkg Total</b>	0.00
<b># of Remote Controls</b>	0	<b>Roof</b>	Spanish Clay Tile
<b>Other Prkg Spc Total</b>	0.00	<b>Water</b>	District
<b>Laundry</b>	Individual Room		
<b>Sewer</b>	In Street Paid	<b>Land</b>	Fee
<b>Financial Information</b>		<b>Furnished</b>	No
<b>Terms</b>	Cash to New Loan		
<b>Assoc Dues #1</b>	\$355.00		

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# Client Detail with Addl Pics Report

Listings as of 05/23/11 at 10:56pm

<b>Active 11/17/10</b>	<b>Listing # 21414138</b> <b>County: Riverside</b>	<b>53390 Del Gato Dr La Quinta, CA 92253-7342</b> <b>Cross St: Washington 52</b>	<b>Listing Price: \$2,995,000</b> <b>Map: 879, F2</b>
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<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Single Fam Res Detch
<b>Area</b>	313-La Quinta S.OfH	<b>Subdivision</b>	The Tradition
<b>Beds</b>	5	<b>Approx SqFt</b>	6677 Assessor
<b>Baths(FTHQ)</b>	6 (5 0 1 0)	<b>Price/Sq Ft</b>	\$448.55
<b>Year Built</b>	2008	<b>Lot Sq Ft (approx)</b>	22651 ((Assessor))
<b>APN</b>	770350018	<b>Lot Acres (approx)</b>	0.520





**Directions** Enter Tradition main gate at 52nd and Washington. Take immediate right onto Deacon Drive West, right turn on Del Gato and proceed to residence at 53-390 Del Gato Drive.

**Public Marketing Remark** New home foreclosure - never lived in. Dramatic price reduction of over \$1,500,000! Tremendous opportunity! Discover your own private enclave within this enclave of a club which is Tradition. Motorized courtyard gates welcome you to the finest materials combined with impeccable workmanship and attention to every detail. Located majestically above the 12 hole, this home even boasts of its own private putting green. Heavy steel beam construction allows for multiple glass walls to disappear revealing a seamless transition from in door to out. A unique oversized den/media/library room off the great room offers a multitude of possibilities including media, office, den, - even a fifth bedroom! Six fireplaces, a media/library/den and a casita in excess of 1,600 square feet with two oversized bedrooms and central living room makes this home beyond compare.

<b>Bedroom Features</b>	Master Suite, Walk In Closet(s)	<b>Residence Descrip.</b>	One Level
<b>Unit Location</b>	Ground Floor	<b>Entry Door Faces</b>	East
<b>Entry Floor Number</b>	0	<b>Rent/Lease</b>	No
<b>Sale Type</b>	Yes	<b>Golf Mem Available</b>	Yes (Tradition Golf Club)
<b>REO/Bank Owned</b>	Yes (arguably Arnold Palmer's finest design)	<b>Total Floors in Bldg</b>	1
<b>Golf Course in Dev.</b>	Custom Built, Cathedral/Vaulted	<b>Heating Type</b>	Forced Air, Fireplace (4 interior / 2 exterior)
<b>Building Description</b>	Wet Bar, Built-Ins, High Ceilings 9 ft+ (Soaring ceiling elements)	<b>Fencing</b>	Other - See Remarks (Motorized auto gate to courtyard entry), Brick Wall
<b>Interior/Exterior</b>	Air Conditioning, Central	<b>Floors</b>	Travertine (chisled edge)
<b>AC Type</b>	Concrete Slab	<b>Patio Description</b>	Enclosed, Covered
<b>Foundation</b>	Yes (courtyard, greatroom, den, master, patio)	<b>Lot/Community Desc</b>	CC&R's (Tradition Community Association), On The Golf Course (situated above the 12th hole)
<b>Fireplace</b>	Den, Great Room, Living Room (In casita), Outdoor (Covered loggia), Master Bedroom, Other Loc-See Rem. (Courtyard entry)	<b>Pool</b>	Yes
<b>Fireplace Location</b>	Gas	<b>Spa</b>	Yes
<b>Fireplace Fuel</b>	Private Pool, In Ground	<b>Security</b>	24 Hour
<b>Pool Description</b>	In Ground	<b>Rooms</b>	Den/Office, Great Room (with pocket doors to loggia)
<b>Spa Description</b>	Barbecue Private	<b>View</b>	Valley View (elevated down valley view), Mountain View, Panoramic View, Golf Course View (overlooking Tradition's number 12 hole), City Lights View (city lights of La Quinta down valley)
<b>Private Owned Rec</b>		<b>Tract #</b>	28867
<b>Eat Area</b>	Formal Dining Room, Brkfst Counter/Bar, Family Kitchen, Family Room	<b>Horse Property</b>	No
<b>Additional Property Features</b>		<b>Garage Description</b>	Attached (2 car attached, 2 car detached)
<b>Lot #</b>	96	<b>Other Prkg Spc Total</b>	0.00
<b>School District</b>	Desert Sands Unified	<b>Roof</b>	Spanish Clay Tile
<b>Garage</b>	Four Car	<b>Terms</b>	Cash to New Loan, Cash
<b># of Remote Controls</b>	0	<b>Assoc Dues #1</b>	\$400.00 (Tradition Community Association)
<b>Covered Prkg Total</b>	0.00	<b>Other Structures</b>	Guest House/Casita
<b>Sewer</b>	In Connected & Paid		
<b>Financial Information</b>			
<b>Trnsfr of Possession</b>	Close of Escrow		
<b>Land</b>	Fee		
<b>Furnished</b>	No		

**Presented By:**

**Alvin Greenwalt Jr**

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