

CUSTOMER SERVICE REQUEST ONLY

PAYMENTS AS OF 11/29/2024

SEARCH PARAMETERS

ENTERED APN: 779-330-018

✓ APN: 779-330-018 BILL: 2024004630477

TRA: 058-184 - COACHELLA ACQ DATE: 05/2022 DOC#: 0216322

LEGAL: 5.50 ACRES NET IN POR LOTS 21, 22 & 29 AND LOT 30 MB 004/063 SUB OF SEC 1 6S 7E

MAIL: 8800 BURTON WAY, BEVERLY HILLS, CA 90211

ASSESSED OWNER(S) 2024-25 ASSESSED VALUES

51245 CALHOURN	LAND	402,530
	IMPROVEMENTS	2,288
	TAXABLE	404,818

2024-25 TAXES 1ST INST 2ND INST TOTAL TAX

STATUS	OPEN	OPEN	
DELINQUENT DATE	12/10/2024	04/10/2025	
INSTALLMENT	2,561.44	2,561.44	5,122.88
PENALTY	256.14	294.20	550.34
BALANCE DUE	2,561.44	2,561.44	5,122.88

WARNINGS AND/OR COMMENTS

\*\* PENDING SUPPLEMENTAL BILL(S) MAY EXIST - CONTACT DATA TRACE (800) 221-2056 \*\*

ASSESSMENT DETAIL

FUND	TYPE	AMOUNT	DESCRIPTION OF ASSESSMENT(S)
68-4556	MISC ASMNT	1.78	COACHELLA VALLEY MOSQUITO & RIFA
		1.78	TOTAL OF SPECIAL ASSESSMENTS

ADDITIONAL PROPERTY INFORMATION

TAX CODE: COUNTY USE CODE: A01 VESTING:  
PUI CODE: ACREAGE: 5.50 ACRES STAMP AMOUNT:  
TAX RATE:

END OF SEARCH

Recording Requested By:  
Fidelity National Title Builder Services

DOC # 2022-0216322  
05/09/2022 03:27 PM Fees: \$36.00  
Page 1 of 5  
Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

RECORDING REQUESTED BY:  
Fidelity National Title Company

Escrow No.: 30084534-003-TA  
Title No.: 30084534-LD1

WHEN RECORDED MAIL DOCUMENT AND  
TAX STATEMENT TO:  
51245 Calhoun LLC  
Attn: Sam Zaman  
8800 Burton Way  
Beverly Hills, CA 90211

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: JACQUELINE #2386

APN: 779-330-019, 779-330-018  
TRA: 058-004

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned declares exemption under the following:  
Exempt from fee per GC 27388.1 (a) (2); recorded in  
connection with a transfer subject to the imposition of  
documentary transfer tax

**GRANT DEED**

THE UNDERSIGNED GRANTOR(s) DECLARE(s)  
Documentary transfer tax is \$ 907.50 City Tax \$ 0.00  
 computed on full value of property conveyed, or  
computed on full value less value of liens or encumbrances remaining at time of sale,  
Unincorporated Area  City of Coachella

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
**Leona M. Wood, a widow, who erroneously acquired title as a single woman**  
hereby GRANT(s) to

**51245 Calhoun LLC, a California limited liability company**

the following real property in the County of **Riverside**, State of California:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Dated: April 21, 2022

MAIL TAX STATEMENTS TO: Same as above

Leona M Wood  
Leona M. Wood

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.

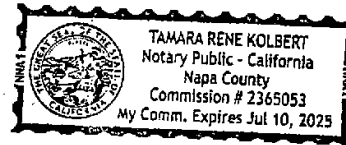
State of CALIFORNIA )  
County of ~~RIVERSIDE~~ Sonoma ) SS:  
On April 21, 2022 before me, Tamara Rene Kolbert  
a Notary Public, personally appeared Leona M. Wood

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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Tamara Rene Kolbert (Seal)



**EXHIBIT "A"**  
**Legal Description**

**PARCEL 1:**

PARCEL A AS SHOWN ON EXHIBIT "B" ATTACHED TO THAT CERTAIN LOT LINE ADJUSTMENT NO. 05547 RECORDED MAY 9, 2013 AS INSTRUMENT NO. 2013-219907 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF LOTS 21 AND 22 OF SUBDIVISION OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE(S) 63, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHERLY RESCTAGULAR 440.00 FEET OF THE EASTERLY RECTAGULAR 1263.00 FEET OF SAID LOT 22 OF SAID SUBDIVISION;

THENCE NORTH 89° 53' 15" EAST, ALONG THE NORTH LINE OF THE SOUTHERLY RECTAGULAR 440.00 FEET OF THE EASTERLY RECTAGULAR 1263.00 FEET OF SAID LOT 22, A DISTANCE OF 609.79 FEET, TO THE POINT OF BEGINNING;

THENCE, NORTH 00° 06' 45" WEST, A DISTANCE OF 336.44 FEET TO A POINT ON THE NORTH LINE OF THAT PORTION OF LOT 21 OF SAID SUBDIVISION, DESCRIBED AS PARCEL 4 (B) BY DEED RECORDED JUNE 19, 1964 AS INSTRUMENT NO. 75384, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID NORTH LINE IS ALSO SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 77 OF RECORDS OF SURVEYS, AT PAGE 49, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 89° 57' 44" EAST, ALONG SAID NORTH LINE DESCRIBED IN SAID PARCEL 4 (B) AND AS SHOWN ON SAID RECORD OF SURVEY, A DISTANCE OF 232.92 FEET TO AN ANGLE POINT THEREIN;

THENCE NORTH 00° 22' 11" EAST, ALONG SAID LINE DESCRIBED IN SAID PARCEL 4 (B) AND AS SHOWN ON SAID RECORD OF SURVEY, A DISTANCE OF 79.82 FEET;

THENCE SOUTH 89° 30' 53" EAST, ALONG SAID LINE DESCRIBED IN SAID PARCEL 4 (B) AND AS SHOWN ON SAID RECORD OF SURVEY, A DISTANCE OF 388.88 FEET TO A POINT ON A LINE PARALLEL WITH AND 30.00 FEET WESTERLY OF, AT A RIGHT ANGLE TO THE EAST LINE OF LOT 21 OF SAID SUBDIVISION, SAID EAST LINE ALSO BEING THE CENTERLINE OF CALHOUN STREET;

THENCE SOUTH 00° 15' 29" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 411.58 FEET TO THE NORTH LINE OF THE SOUTHERLY RECTANGULAR 440.00 FEET OF THE EASTERLY RECTANGULAR 1263.00 FEET OF LOT 22 OF SAID SUBDIVISION;

THENCE SOUTH 89° 53' 15" WEST, ALONG THE NORTH LINE OF THE SOUTHERLY RECTANGULAR 440.00 FEET OF THE EASTERLY RECTAGULAR 1263.00 FEET OF SAID LOT 22, A DISTANCE OF 623.50 FEET TO THE POINT OF BEGINNING.

**PARCEL 1A:**

AN EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES OVER PARCELS "B" AND "C" OF LLA NO. 05447 INCLUDED WITHIN THOSE PORTIONS OF LOTS 22 AND 30 OF SUBDIVISION OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE IN BOOK 4 PAGE(S) 63, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHERLY RECTANGULAR 440.00 FEET OF THE EASTERLY RECTANGULAR 1263.00 FEET OF SAID LOT 22 OF SAID SUBDIVISION WHICH LIES 30.00 FEET

WESTERLY OF, AT A RIGHT ANGLE TO THE EAST LINE OF LOT 22 OF SAID SUBDIVISION, SAID EAST LINE ALSO BEING THE CENTERLINE OF CALHOUN STREET;

THENCE SOUTH 89° 53' 15" WEST, ALONG THE NORTH LINE OF THE SOUTHERLY RECTANGULAR 440.00 FEET OF THE EASTERLY RECTANGULAR 1263.00 FEET OF SAID LOT 22 AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 1286.51 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE EAST AND HAVING A RADIUS OF 48.00 FEET;

THENCE NORTHWESTERLY, NORTHERLY AND SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 207° 35' 48", A DISTANCE OF 173.92 FEET;

THENCE SOUTH 62° 30' 57" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTH AND HAVING A RADIUS OF 100.00 FEET;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 27° 35' 48", A DISTANCE OF 48.17 FEET TO A POINT ON A LINE PARALLEL WITH AND 56.00 FEET NORTHERLY OF, AT A RIGHT ANGLE TO THE NORTH LINE OF THE SOUTHERLY RECTANGULAR 440.00 FEET OF THE EASTERLY RECTANGULAR 1263.00 FEET OF SAID LOT 22 OF SAID SUBDIVISION;

THENCE NORTH 89° 53' 15" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1173.49 FEET TO A POINT ON A LINE WHICH LIES 30.00 FEET WESTERLY OF, AT A RIGHT ANGLE TO THE EAST LINE OF LOT 22 OF SAID SUBDIVISION, SAID EAST LINE ALSO BEING THE CENTERLINE OF CALHOUN STREET;

THENCE SOUTH 00° 15' 29" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 56.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

PARCEL B AS SHOWN ON EXHIBIT "B" ATTACHED TO THAT CERTAIN LOT LINE ADJUSTMENT NO. 05447 RECORDED MAY 9, 2013 AS INSTRUMENT NO. 2013-219907 OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF LOTS 21, 22, 29 AND 30 OF SUBDIVISION OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE IN BOOK 4 PAGE(S) 63, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHERLY RECTANGULAR 440.00 FEET OF THE EASTERLY RECTANGULAR 1263.00 FEET OF SAID LOT 22 OF SAID SUBDIVISION;

THENCE, NORTH 89° 53' 15" EAST, ALONG THE NORTH LINE OF THE SOUTHERLY RECTANGULAR 440.00 FEET OF THE EASTERLY RECTANGULAR 1263.00 FEET OF SAID LOT 22, A DISTANCE OF 609.79 FEET;

THENCE NORTH 00° 06' 45" WEST, A DISTANCE OF 336.44 FEET TO A POINT ON THE NORTH LINE OF THAT PORTION OF LOT 21 OF SAID SUBDIVISION, DESCRIBED AS PARCEL 4 (B) BY DEED RECORDED JUNE 19, 1964 AS INSTRUMENT NO. 75384, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID NORTH LINE IS ALSO SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 77 OF RECORDS OF SURVEYS, AT PAGE 49, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 89° 57' 44" WEST, ALONG SAID NORTH LINE DESCRIBED IN SAID PARCEL 4 (B) AND AS SHOWN ON SAID RECORD OF SURVEY, A DISTANCE OF 681.02 FEET TO AN A POINT ON THE EAST LINE OF SAID LOT 29;

THENCE SOUTH 00° 06' 37" EAST, ALONG THE EAST LINE OF SAID LOT 29, A DISTANCE OF 1.94 FEET THE NORTHEAST CORNER OF THE SOUTH 115.00 FEET OF SAID LOT 29;

THENCE NORTH 89° 32' 00" WEST, ALONG THE NORTH LINE OF THE SOUTH 115.00 FEET OF SAID LOT 29, A DISTANCE OF 130.32 FEET;

THENCE SOUTH 30° 56' 56" EAST, A DISTANCE OF 393.18 FEET TO THE POINT OF BEGINNING.

PARCEL 2A:

AN EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES OVER PARCELS "A" AND "C" OF LLA NO. 05447 INCLUDED WITHIN THOSE PORTIONS OF LOTS 22 AND 30 OF SUBDIVISION OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE IN BOOK 4 PAGE(S) 63, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHERLY RECTANGULAR 440.00 FEET OF THE EASTERLY RECTANGULAR 1263.00 FEET OF SAID LOT 22 OF SAID SUBDIVISION WHICH LIES 30.00 FEET WESTERLY OF, AT A RIGHT ANGLE TO THE EAST LINE OF LOT 22 OF SAID SUBDIVISION, SAID EAST LINE ALSO BEING THE CENTERLINE OF CALHOUN STREET;

THENCE SOUTH 89° 53' 15" WEST, ALONG THE NORTH LINE OF THE SOUTHERLY RECTANGULAR 440.00 FEET OF THE EASTERLY RECTANGULAR 1263.00 FEET OF SAID LOT 22 AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 1286.51 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE EAST AND HAVING A RADIUS OF 48.00 FEET;

THENCE NORTHWESTERLY, NORTHERLY AND SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 207° 35' 48", A DISTANCE OF 173.92 FEET;

THENCE SOUTH 62° 30' 57" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTH AND HAVING A RADIUS OF 100.00 FEET;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 27° 35' 48", A DISTANCE OF 48.17 FEET TO A POINT ON A LINE PARALLEL WITH AND 56.00 FEET NORTHERLY OF, AT A RIGHT ANGLE TO THE NORTH LINE OF THE SOUTHERLY RECTANGULAR 440.00 FEET OF THE EASTERLY RECTANGULAR 1263.00 FEET OF SAID LOT 22 OF SAID SUBDIVISION;

THENCE NORTH 89° 53' 15" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1173.49 FEET TO A POINT ON A LINE WHICH LIES 30.00 FEET WESTERLY OF, AT A RIGHT ANGLE TO THE EAST LINE OF LOT 22 OF SAID SUBDIVISION, SAID EAST LINE ALSO BEING THE CENTERLINE OF CALHOUN STREET;

THENCE SOUTH 00° 15' 29" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 56.00 FEET TO THE POINT OF BEGINNING.

APN: 779-330-018 AND 779-330-019

CUSTOMER SERVICE REQUEST ONLY

PAYMENTS AS OF 11/29/2024

SEARCH PARAMETERS

ENTERED APN: 779-330-019

✓ APN: 779-330-019 BILL: 2024000909844

TRA: 058-184 - COACHELLA

ACQ DATE: 05/2022

DOC#: 0216322

LEGAL: 5.50 ACRES NET IN POR LOTS 21 & 22 MB 004/063 SUB OF SEC 1 6S 7E

SITUS: 51317 CALHOUN ST COACHELLA CA 92236

MAIL: 8800 BURTON WAY, BEVERLY HILLS, CA 90211

ASSESSED OWNER(S) 2024-25 ASSESSED VALUES

51245 CALHOURN	LAND	402,530
	IMPROVEMENTS	50,979
	TAXABLE	<b>453,509</b>

2024-25 TAXES 1ST INST 2ND INST TOTAL TAX

STATUS	OPEN	OPEN	
DELINQUENT DATE	12/10/2024	04/10/2025	
INSTALLMENT	2,873.56	2,873.56	5,747.12
PENALTY	287.35	325.41	612.76
BALANCE DUE	2,873.56	2,873.56	<b>5,747.12</b>

WARNINGS AND/OR COMMENTS

\*\* PENDING SUPPLEMENTAL BILL(S) MAY EXIST - CONTACT DATA TRACE (800) 221-2056 \*\*

ASSESSMENT DETAIL

FUND	TYPE	AMOUNT	DESCRIPTION OF ASSESSMENT(S)
68-4556	MISC ASMNT	0.16	COACHELLA VALLEY MOSQUITO & RIFA
68-4612	MISC ASMNT	9.90	DESERT REC DIST AD 93-1
		10.06	TOTAL OF SPECIAL ASSESSMENTS

ADDITIONAL PROPERTY INFORMATION

TAX CODE: COUNTY USE CODE: A01 VESTING:  
PUI CODE: ACREAGE: 5.50 ACRES STAMP AMOUNT:  
TAX RATE:

END OF SEARCH