



# Farm PACKAGE



**300' 46156 DILLON RD**  
*Sales Rep - Mary Hernandez*



**Lawyers Title**

**Customer Service Rep: Wes Brown**  
**Ph: 951.248.0699**  
**Email: [wbrown@ltic.com](mailto:wbrown@ltic.com)**

## Lawyers Title Company Property Owner Certification

I **Wes Brown**, certify that on **8/19/2020** the attached property owners list was prepared by Lawyers Title Company pursuant to application requirements furnished by the **Riverside** County Planning Department. Said list is a complete and true compilation of owners of the properties within **300** feet of the referenced property in the application and is based on the last equalized assessment rolls.

I further certify that the information filed is true and correct to the best of my knowledge. All information is given to us, per the county assessor records. I understand that any incorrect or erroneous information may be grounds for rejection or denial of the application.

Reference: 603-102-024

Title Registration: Lawyers Title Company

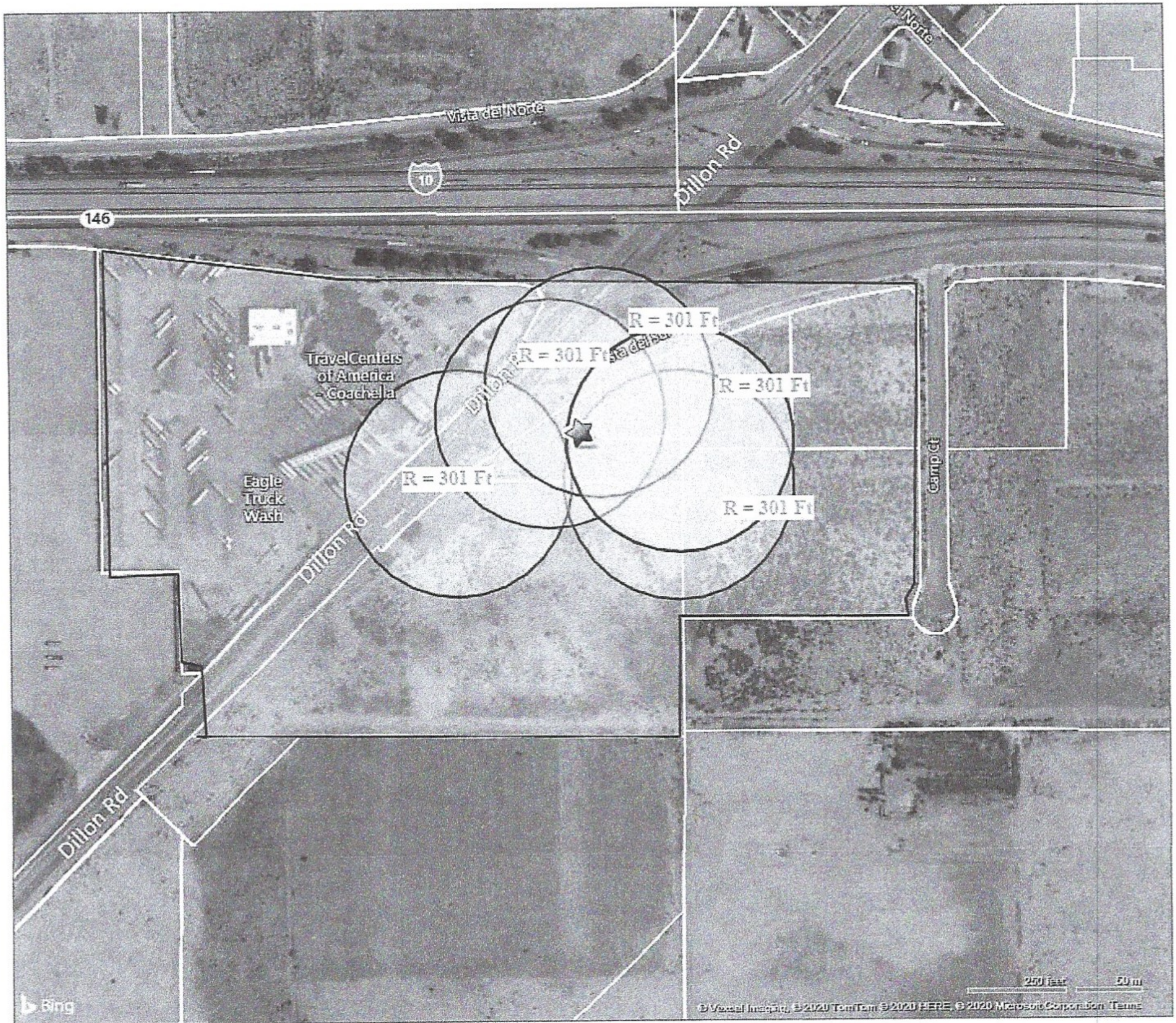
Address: 3480 Vine St #300

Phone: 951-248-0699

Signature: Wes Brown

Date: 8/19/20





**Prepared for:**

Phone:

Fax:

E-mail:

Prepared by:  
Reference:  
Account Rep:  
Phone:  
Fax:  
Email:

---Search Criteria ---

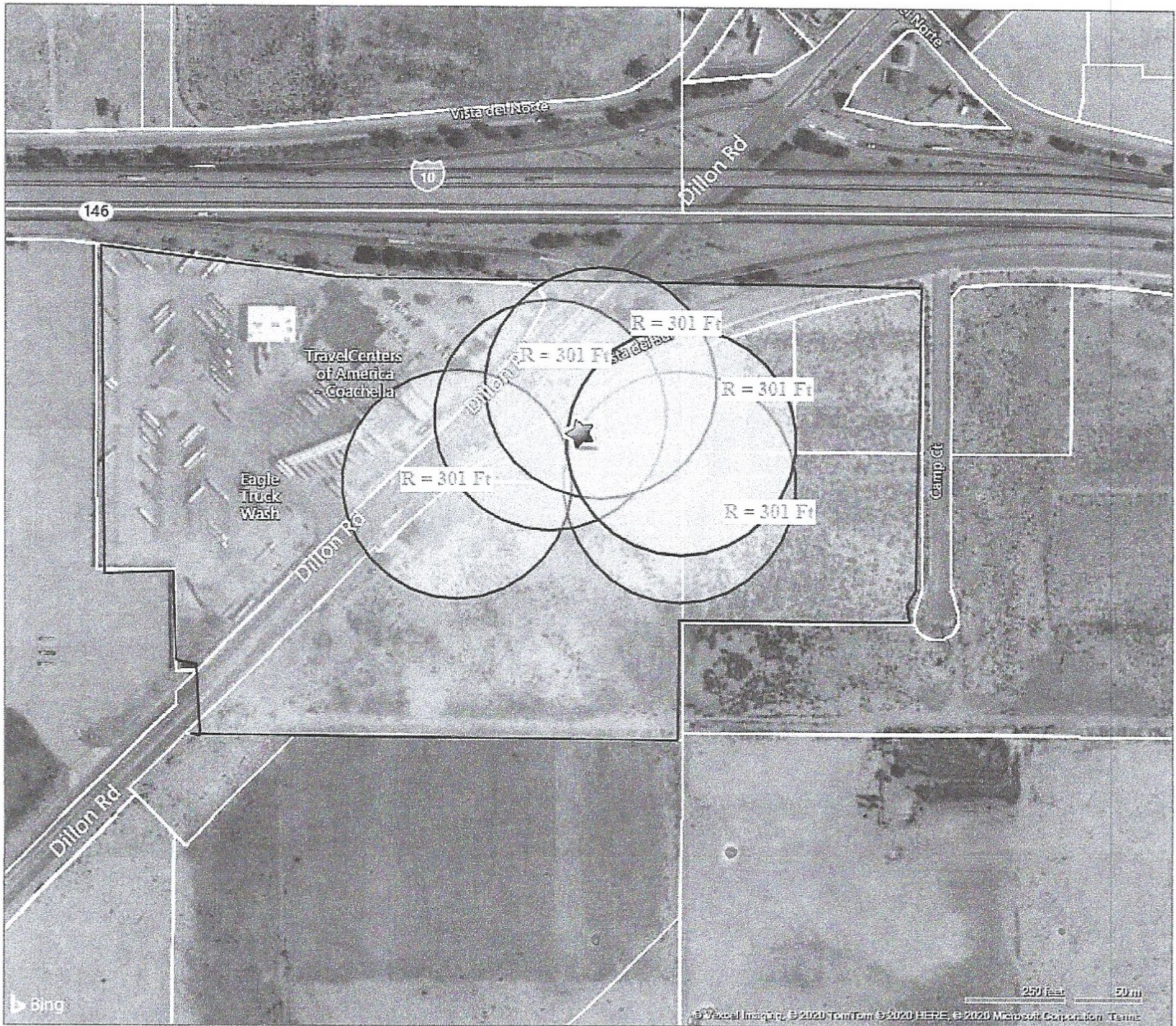
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State/County:



**Output:** All Records (7 of 7 Records)

**Total Count:** 7



|             |                                   |  |
|-------------|-----------------------------------|--|
| 1           | Parcel 603-101-018                | Site 46155 DILLON RD , COACHELLA, CA 92236-2029            |
|             | Owner HPT TA PROP TRUST           | Mail 24601 CENTER RIDGE RD STE 200, WESTLAKE, OH 44145-567 |
| Use         | Commercial (General)              | Zone   |
| Yr Blt      | Sqft 0                            | Assd \$ 9,256,746  |
| Rms 0       | Beds 0                            | Bths 0.00  |
| Page & Grid | 5471-C1                           | Tax Amount \$ 136,005.88                                   |
|             |                                   | Tax Rate Area 12-020                                       |
|             |                                   | Sale Amt \$ 0  |
|             |                                   | Impr \$ 4,666,348  |
|             |                                   | Lt Sz 764,477SF/17.55AC                                    |
|             |                                   | Xmpt None  |
|             |                                   | Sale Date 08/09/2013                                       |
|             |                                   | Units 0  |
|             |                                   | Lot  |
|             |                                   | Tax Delinquent N   |
| 2           | Parcel 603-102-002                | Site , COACHELLA, CA 92236-                                |
|             | Owner C & J DESERT PROPERTIES LLC | Mail 178 LAKE TAHOE BLVD # B, ZEPHYR COVE, NV 89448-       |
| Use         | Commercial-Vacant Land            | Zone CG  |
| Yr Blt      | Sqft 0                            | Assd \$ 1,415,000  |
| Rms 0       | Beds 0                            | Bths 0.00  |
| Page & Grid | -                                 | Tax Amount \$ 17,174.68                                    |
|             |                                   | Tax Rate Area 12-020                                       |
|             |                                   | Sale Amt \$ 15,000,000                                     |
|             |                                   | Impr \$ 0  |
|             |                                   | Lt Sz 566,280SF/13.00AC                                    |
|             |                                   | Xmpt None  |
|             |                                   | Sale Date 07/15/2020                                       |
|             |                                   | Units 0  |
|             |                                   | Lot  |
|             |                                   | Tax Delinquent N   |
| 3           | Parcel 603-102-023                | Site , COACHELLA, CA 92236-                                |
|             | Owner RIVERDALE PARTNERS          | Mail 8753 KING RANCH RD , RANCHO CUCAMONGA, CA 91701-14    |
| Use         | Commercial-Vacant Land            | Zone   |
| Yr Blt      | Sqft 0                            | Assd \$ 371,461  |
| Rms 0       | Beds 0                            | Bths 0.00  |
| Page & Grid | -                                 | Tax Amount \$ 4,509.88                                     |
|             |                                   | Tax Rate Area 12-020                                       |
|             |                                   | Sale Amt \$ 0  |
|             |                                   | Impr \$ 0  |
|             |                                   | Lt Sz 37,026SF/0.85AC                                      |
|             |                                   | Xmpt None  |
|             |                                   | Sale Date 10/17/2008                                       |
|             |                                   | Units 0  |
|             |                                   | Lot 1  |
|             |                                   | Tax Delinquent N   |
| 4           | Parcel 603-102-024                | Site 46156 DILLON RD , COACHELLA, CA 92236-2028            |
|             | Owner WILLIAM GRIVAS              | Mail 503 PACIFIC AVE , SOLANA BEACH, CA 92075-1121         |
| Use         | Commercial (General)              | Zone CG  |
| Yr Blt      | Sqft 0                            | Assd \$ 2,759,759  |
| Rms 0       | Beds 0                            | Bths 0.00  |
| Page & Grid | 5471-C1                           | Tax Amount \$ 33,557.56                                    |
|             |                                   | Tax Rate Area 12-020                                       |
|             |                                   | Sale Amt \$ 2,500,000                                      |
|             |                                   | Impr \$ 1,987,028  |
|             |                                   | Lt Sz 82,764SF/1.90AC                                      |
|             |                                   | Xmpt None  |
|             |                                   | Sale Date 10/12/2012                                       |
|             |                                   | Units 1  |
|             |                                   | Lot 2  |
|             |                                   | Tax Delinquent N   |
| 5           | Parcel 603-102-033                | Site , COACHELLA, CA 92236-                                |
|             | Owner COURT CAMP                  | Mail 530 11TH ST , MODESTO, CA 95354-3518                  |
| Use         | Commercial-Vacant Land            | Zone   |
| Yr Blt      | Sqft 0                            | Assd \$ 499,818  |
| Rms 0       | Beds 0                            | Bths 0.00  |
| Page & Grid | -                                 | Tax Amount \$ 6,067.68                                     |
|             |                                   | Tax Rate Area 12-020                                       |
|             |                                   | Sale Amt \$ 0  |
|             |                                   | Impr \$ 0  |
|             |                                   | Lt Sz 87,991SF/2.02AC                                      |
|             |                                   | Xmpt None  |
|             |                                   | Sale Date 10/15/2004                                       |
|             |                                   | Units 0  |
|             |                                   | Lot 1  |
|             |                                   | Tax Delinquent N   |
| 6           | Parcel 603-102-034                | Site , COACHELLA, CA 92236-                                |
|             | Owner COURT CAMP                  | Mail 530 11TH ST , MODESTO, CA 95354-3518                  |
| Use         | Commercial-Vacant Land            | Zone   |
| Yr Blt      | Sqft 0                            | Assd \$ 780,972  |
| Rms 0       | Beds 0                            | Bths 0.00  |
| Page & Grid | -                                 | Tax Amount \$ 9,479.86                                     |
|             |                                   | Tax Rate Area 12-020                                       |
|             |                                   | Sale Amt \$ 0  |
|             |                                   | Impr \$ 0  |
|             |                                   | Lt Sz 135,907SF/3.12AC                                     |
|             |                                   | Xmpt None  |
|             |                                   | Sale Date 10/15/2004                                       |
|             |                                   | Units 0  |
|             |                                   | Lot 2  |
|             |                                   | Tax Delinquent N   |
| 7           | Parcel 603-102-036                | Site , COACHELLA, CA 92236-                                |
|             | Owner COURT CAMP                  | Mail 530 11TH ST , MODESTO, CA 95354-3518                  |
| Use         | Commercial-Vacant Land            | Zone   |
| Yr Blt      | Sqft 0                            | Assd \$ 1,605,691  |
| Rms 0       | Beds 0                            | Bths 0.00  |
| Page & Grid | -                                 | Tax Amount \$ 19,488.98                                    |
|             |                                   | Tax Rate Area 12-020                                       |
|             |                                   | Sale Amt \$ 0  |
|             |                                   | Impr \$ 0  |
|             |                                   | Lt Sz 280,090SF/6.43AC                                     |
|             |                                   | Xmpt None  |
|             |                                   | Sale Date 10/15/2004                                       |
|             |                                   | Units 0  |
|             |                                   | Lot 4  |
|             |                                   | Tax Delinquent N   |

603-101-018  
Hpt Ta Prop Trust  
Or Current Resident  
24601 Center Ridge Rd Ste 200  
Westlake OH 44145

603-102-002  
C & J Desert Properties Llc  
Or Current Resident  
178 Lake Tahoe Blvd # B  
Zephyr Cove NV 89448

603-102-023  
Riverdale Partners  
Or Current Resident  
8753 King Ranch Rd  
Rancho Cucamonga CA 91701

603-102-024  
William Grivas  
Or Current Resident  
503 Pacific Ave  
Solana Beach CA 92075

603-102-033  
Court Camp  
Or Current Resident  
530 11Th St  
Modesto CA 95354

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Court Camp  
Or Current Resident  
530 11Th St  
Modesto CA 95354

603-102-036  
Court Camp  
Or Current Resident  
530 11Th St  
Modesto CA 95354

Armen Ahmad  
18757 Burbank Blvd, Ste 104  
Tarzana, CA 91356

Steve Lubell  
2029 Verdugo Blvd, #146  
Montrose, CA 91020

Betty Sanchez  
49435 Narciso Ln  
Coachella, CA 92236

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Solana Beach CA 92075

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Or Current Resident  
530 11Th St  
Modesto CA 95354

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Or Current Resident  
530 11Th St  
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603-102-036  
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