



Lawyers Title

Prepared For:

**Allison Gelbrich
Dreamscape Real Estate
41607 Margarita Rd Suite 102
Temecula, CA 92592**

Lawyers Title Company

**301 E Vanderbilt Way 300
San Bernardino, CA 92408
Phone: (888) 789-3366
Fax: () -**

**Property Address: 41309 AVENIDA BIONA
TEMECULA, CA 92591**

Assessor's Parcel No: 943-090-019

Title Representative: Frank Zintzun

Thank You For Choosing Lawyers Title Company

This title information has been furnished without charge by Lawyers Title Company in conformance with the rules established by the California Insurance Commissioner, who urges you to shop for the best service available and compare charges and fees for title insurance and other services associated with the purchase or sale of a home.

This information is provided as an accommodation only. The information contained herein is not a complete statement or representation of the status of title to the property in question and no assurances are made or liability assumed as to the accuracy thereof. If you wish protection against loss with respect to the status of title, you should obtain a commitment, binder or policy of title insurance.

Data Deemed Reliable, But Not Guaranteed.

Copyright © 2004-2025 FIS Data Services. All Rights Reserved.

All other trademarks and copyrights are the property of their respective holders.



PROPERTY PROFILE

Property Information

Primary Owner : PRESTIFILIPPO FAMILY TRUST (DATED 9/23/2013)
Secondary Owner : PRESTIFILIPPO ALESSANDRO
Site Address : 41309 AVENIDA BIONA
 TEMECULA, CA 92591-5014
Mailing Address : 41309 AVENIDA BIONA
 TEMECULA, CA 92591-5014
Assessor Parcel Number : 943-090-019
CountyName : Riverside
Tax Account ID : 943090019
Phone : N/A
Census Tract : 0432.67
Housing Tract Number : N/A
Lot Number : 1
Page Grid : -
Legal Description : Lot: 1 ; Abbreviated Description: LOT:1 1.76 ACRES NET IN PAR 1
 PM 077/077 PM 12962

Property Characteristics

Bedrooms : 0	Year Built : 2014	Square Feet : 865
Bathrooms : 0.0	Garage : N/A	Lot size : 1.76 AC
Partial Bath : 0	Fireplace : N/A	Number of Units : 0
Total Rooms : 0	Pool/Spa : N	Use Code : Misc. Structures - Ranch, Farm, Fixtures
Zoning : N/A		

Sale/Loan Information

Transfer Date : 03/17/2023	Document # : 2023-0077281
Transfer Value : \$2,500,000	Cost/Sq Feet : \$ 2890
First Loan Amt : N/A	Lender :

Assessment/Tax Information

Assessed Value : \$577,629	Tax Amount : \$6,959.62
Land Value : \$267,382	Tax Status : Current
Improvement Value : \$310,247	Tax Rate Area : 94-317
Percent Improvement : 53 %	Homeowner Exemption : N

Tax Search



Riverside, California
Searched: 943-090-019
Non-Order Search

Tax Year: 2025-2026
Tax Cover: 10/10/2025
Searched By: MARY LASATER
Searched On: 10/20/2025 2:38 PM

Company: LAWYERS TITLE INSURANCE COMPANY | 6316-RIVERSIDE OPS - (FNFSTR) | 01 | CRN: 00063-00016

APN:	943-090-019
Described As:	1.76 ACRES NET IN PAR 1 PM 077/077 PM 12962
Address:	
City:	UNINCORPORATED - COUNTY OF RIVERSIDE
Billing Address:	41309 AVENIDA BIONA TEMECULA CA 92591
Assessed Owner(s):	PRESTIFILIPPO CHARITY J; PRESTIFILIPPO ALESSANDRO; PRESTIFILIPPO FAMILY TRUST DATED 9/23/2013
Search As:	Lot 1 PM 77/77

Tax Rate Area:	094-317	Value		Conveyance Date:	OCT 2023
Use Code:	108	Land:	267,382.00	Conveying Instrument:	2023-0313169
AGRICULTURAL LAND WITH MISC IMPS		Improvements:	310,247.00	Date Transfer Acquired:	
Region Code:		Personal Property:		Vesting:	
Flood Zone:		Fixtures:		Year Built:	
Zoning Code:		Inventory:		Year Last Modified:	
Taxability Code:		Exemptions		Square Footage	
Tax Rate:	1.204859	Homeowner:		Land:	76666
Auditor Tax Rate:	1.164588	Inventory:		Improvements:	
Bill #:	2025003446523	Personal Property:		Tax Defaulted:	
Issue Date:		Religious:		Total Tax:	6,959.62
		All Other:			
		Net Taxable Value:	577,629.00		

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	3,479.81	347.98	12/10/2025	UNPAID		3,479.81
2nd	3,479.81	386.04	04/10/2026	UNPAID		3,479.81
Total Balance:						6,959.62

Bonds: 0	Parcel Changed:	Sold to State: 0	Mello-Roos: N	NSF: N
-----------------	-----------------	-------------------------	----------------------	---------------

Account	Special Lien Description	Amount
01-0000	GENERAL PURPOSE	5,776.29
03-6520	TEMECULA VALLEY UNIFIED SCHOOL B & I	86.53
03-9201	MT SAN JACINTO JR COLLEGE	14.67
04-5301	METROPOLITAN WATER EAST	40.43
04-5498	EASTERN MUNI WATER IMP U-8	6.93
28-5275	RANCHO WATER RANCHO DIVISION	802.15
68-1849	CSA #149 ROADS	200.00
68-5305	METRO WATER DISTRICT STANDBY EAST	12.20
68-5402	EASTERN MUNIIPAL WATER DISTRICT STDBY- COMBINED CHG	20.42

Open Orders

Company

Ticor Title

Department

1111 TICOR IE PROD -
(FNFSTR)

Title Unit

01

Order No.

TT4017796

Date Created

07/23/2025

THE INFORMATION PROVIDED IS A SUMMARIZED SEARCH OF OUR RECORDS. PROPERTY INSIGHT DOES NOT WARRANT NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN. A FULL/EXTENDED TAX SEARCH IS RECOMMENDED.

***** END OF REPORT *****

DOC # 2023-0077281

03/17/2023 09:47 AM Fees: \$30.00

Page 1 of 3

Recorded in Official Records

County of Riverside

Peter Aldana

Assessor-County Clerk-Recorder

RECORDING REQUESTED BY:

Lawyers Title Company

AND WHEN RECORDED MAIL TO:

The Prestifilippo Family Trust
41309 Avenida Biona
Temecula, CA 92591

**This document was electronically submitted
to the County of Riverside for recording**
Receipted by: ELENA #448

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 223250272

Escrow No.: 06-003059-TT

AP#: 943-090-019; 943-090-020;943-090-021;943-090-022

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

TRA - 094 - 139

DOCUMENTARY TRANSFER TAX is \$2,750.00

☒ 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 Temecula **AND**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Sara Fortuna and Shanna Wade, Co-Trustees of The Saba Family Trust, dated July 24, 2018

hereby GRANT(s) to: **Alessandro Prestifilippo and Charity J. Prestifilippo, Trustees of The Prestifilippo Family Trust dated September 23, 2013 and any amendments thereto**

the real property in the area of Temecula, County of Riverside, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 41309 Avenida Biona, Temecula, CA 92591

DATED: March 2, 2023

**Signature Page attached hereto
and made a part hereof**

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

Title Order No.: 223250272
090-020;943-090-021;943-090-022

Escrow No.: 06-003059-TT

AP#: 943-090-019; 943-

SIGNATURE PAGE

Title of Document: GRANT DEED

Date of Document: March 2, 2023

The Saba Family Trust

By: Sara Fortuna, Co-Trustee
Sara Fortuna, Co-Trustee

By: Shanna Wade, Co-Trustee
Shanna Wade, Co-Trustee

ACKNOWLEDGMENT

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 Orange

On March 13, 2023

before me, T.B. Tabor

A Notary Public personally appeared

Sara Fortuna

Shanna Wade

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

[Signature]

(Seal)

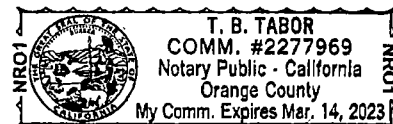


EXHIBIT "A"

All that certain real property situated in the County of Riverside, State of California, described as follows:

Parcels 1, 2, 3 and 4 of Parcel Map 12962, in the County of Riverside, State of California, as per map recorded in Book 77, Page 77, of Parcel Maps, in the Office of the County Recorder of said County.

APN: 943-090-019 (Parcel 1); 943-090-020 (Parcel 2); 943-090-021 (Parcel 3); 943-090-022 (Parcel 4)

RECORDING REQUESTED BY

Alessandro Prestifilippo

AND WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENT TO:

NAME Alessandro Prestifilippo
Charity J. Prestifilippo

STREET ADDRESS 41309 Avenida Biona

CITY, STATE & ZIP CODE Temecula, Ca. 92591

TITLE ORDER NO. _____

ESCROW NO. _____

2023-0313169

10/23/2023 01:22 PM Fee: \$ 113.00

Page 1 of 5

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



V77

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

TRA: 094-146

APN: 943-090-019 thru 022, inclusive

The undersigned grantor(s) declare(s)

DOCUMENTARY TRANSFER TAX \$ 0

- ☐ computed on full value of property conveyed, or
☐ computed on full value less liens and encumbrances remaining at time of sale.
☒ Unincorporated Area City of _____

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I (We) Alessandro Prestifilippo and
Charity J. Prestifilippo, Trustees of The Prestifilippo Family Trust dated September 23, 2013 and any amendments thereto

NAME OF GRANTOR(S)

hereby remise, release and grant to Alessandro Prestifilippo and Charity J. Prestifilippo,
Trustees of The Prestifilippo Family Trust dated September 23, 2013 and any amendments thereto

NAME OF GRANTEE(S)

the following described real property in the City of _____, County of Riverside,
State of California

(Insert Legal Description) See Exhibits "A" and "B" Attached Hereto
This document is being recorded pursuant to Certificate of Parcel Merger No. 230008,
recorded October 18, 2023 as Document #2023-0306376.

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 }

Alessandro Prestifilippo and Charity J. Prestifilippo, Trustees of
The Prestifilippo Family Trust dated September 23, 2013 and any
amendments thereto

Name: Alessandro Prestifilippo, Trustee

Name: Charity J. Prestifilippo, Trustee

On October 19 2023 before me, Michael Becerra, Notary Public, personally appeared
Alessandro Prestifilippo and Charity J. Prestifilippo

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 person(s) acted, executed the instrument.

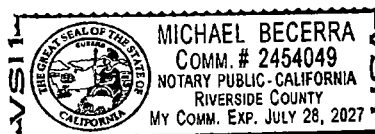
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature

MAIL TAX STATEMENT AS DIRECTED ABOVE.

(SEAL)



**EXHIBIT "A"— LEGAL DESCRIPTION
CERTIFICATE OF PARCEL MERGER NO. 230008**

SHEET 1 OF 1 SHEET

PARCEL "A":

ALL OF PARCELS 1, 2, 3 AND 4 OF PARCEL MAP 12962, AS SHOWN BY MAP ON FILE IN BOOK 77 OF PARCEL MAPS, PAGE 77, IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 12.82 ACRES, GROSS.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Record Owners:

Alessandro Prestifilippo and Charity J. Prestifilippo,
Trustees of The Prestifilippo Family Trust dated
September 23, 2013 and any amendments thereto
41309 Avenida Biona
Temecula, Ca. 92591
951-775-1630
Assessor's Parcel Numbers: 943-090-019 thru 022



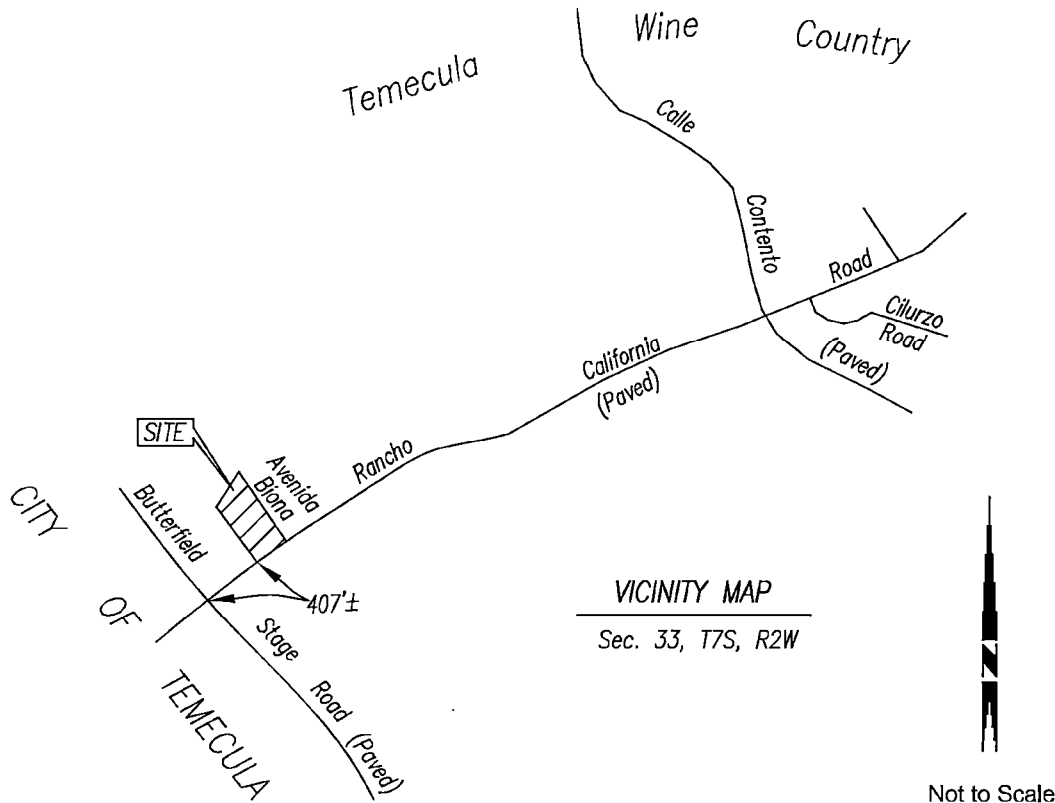
**4M ENGINEERING AND
DEVELOPMENT, INC.**
41635 Enterprise Circle N. - Suite B
Temecula, California 92590
TEL: (951) 296-3466



Matthew W. Spiro
Matthew W. Spiro
LS 8461, Exp. 12/31/24
Dated: 9-27-23

**EXHIBIT "B"— VICINITY MAP
CERTIFICATE OF PARCEL MERGER NO. 230008**

SHEET 1 OF 3 SHEETS



Record Owners:

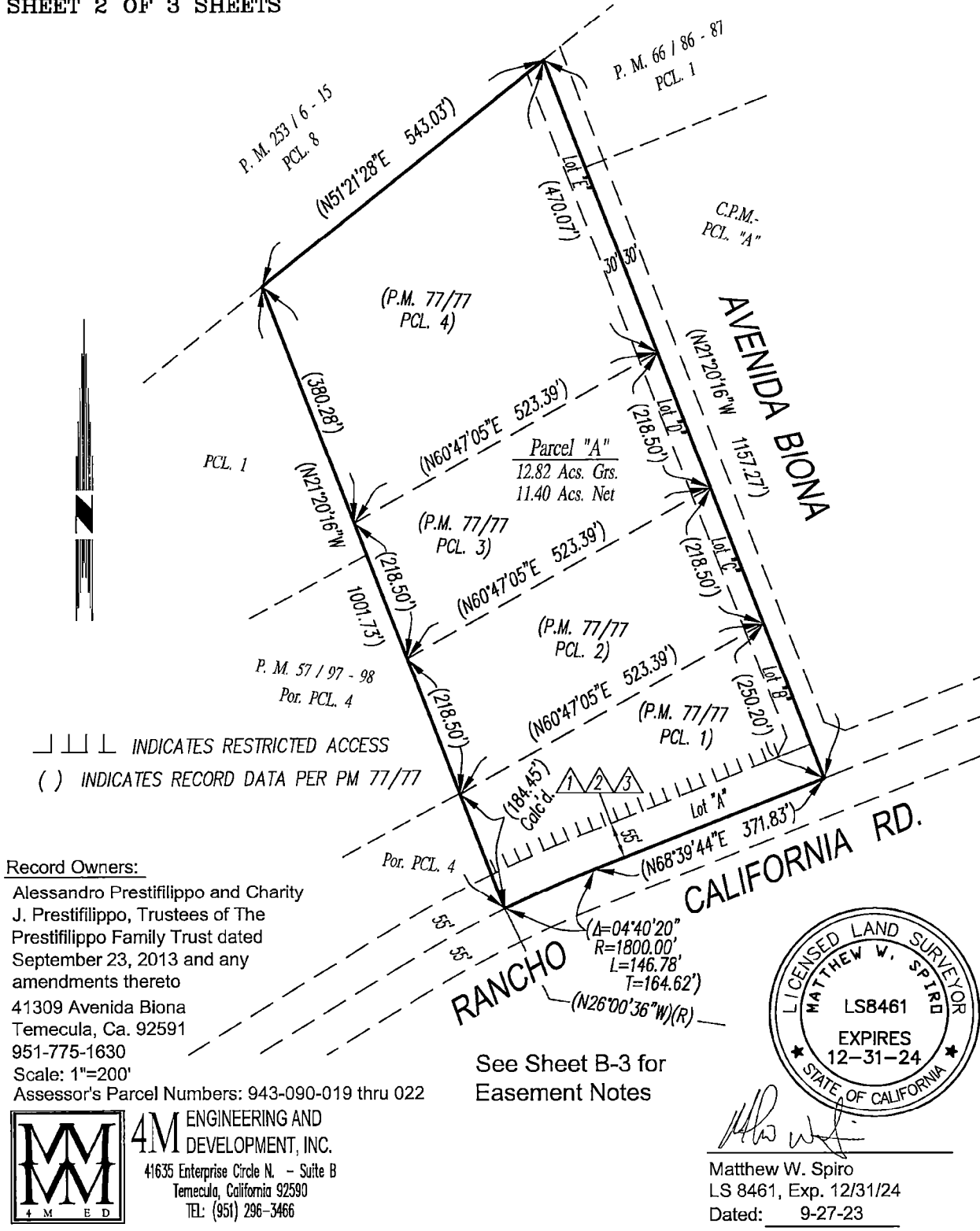
Alessandro Prestifilippo and Charity J. Prestifilippo,
Trustees of The Prestifilippo Family Trust dated
September 23, 2013 and any amendments thereto
41309 Avenida Biona
Temecula, Ca. 92591
951-775-1630
Scale: Not to Scale
Assessor's Parcel Numbers: 943-090-019 thru 022



**4M ENGINEERING AND
DEVELOPMENT, INC.**
41635 Enterprise Circle N. - Suite B
Temecula, California 92590
TEL: (951) 296-3466

EXHIBIT "B" - MAP CERTIFICATE OF PARCEL MERGER NO. 230008

SHEET 2 OF 3 SHEETS



**EXHIBIT "B"— EASEMENT NOTES
CERTIFICATE OF PARCEL MERGER NO. 230008**

SHEET 3 OF 3 SHEETS



EASEMENT IN FAVOR OF TEMECULA RANCHOS, A JOINT VENTURE, FOR ROADWAY AND PUBLIC UTILITY PURPOSES PER INST. NO. 56979, REC. JUNE 1, 1966.



EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH USE AS A PUBLIC STREET PER INST. NO. 93692, REC. OCT. 24, 1967.



EASEMENT IN FAVOR OF RANCHO CALIFORNIA, A PARTNERSHIP, FOR ROADWAY, UTILITY AND SLOPE PURPOSES PER INST. NO. 51935, REC. JUNE 5, 1968.

Record Owners:

Alessandro Prestifilippo and Charity J. Prestifilippo,
Trustees of The Prestifilippo Family Trust dated
September 23, 2013 and any amendments thereto
41309 Avenida Biona
Temecula, Ca. 92591
951-775-1630
Assessor's Parcel Numbers: 943-090-019 thru 022



**4M ENGINEERING AND
DEVELOPMENT, INC.**
41635 Enterprise Circle N. - Suite B
Temecula, California 92590
TEL: (951) 296-3466

RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

AND WHEN RECORDED MAIL TO:

County of Riverside
Code Enforcement Department
581 South Grand Avenue,
San Jacinto, CA 92582
Mail Stop # 5002

2025-0232384

07/30/2025 12:46 PM Fee: \$ 0.00

Page 1 of 1

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



2118

(space for recorder's use)

Exemption from Recording Fee Requested - Pursuant to Government Code Section 6103

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public nuisance or other code violation(s) on the property of:

Case #: CVZO250771

PRESTIFILIPPO FAMILY TRUST DATED 9/23/2013; ALESSANDRO PRESTIFILIPPO; CHARITY J. PRESTIFILIPPO)

and DOES I Through X, Owners)

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 14 of RCO Number 725 of the County of Riverside, State of California, that administrative proceedings have been commenced with respect to the structure or land located upon the following described real property in the County of Riverside:

SITUS ADDRESS: 41309 AVENIDA BIONA, TEMECULA, CA 92591

PARCEL #: 943090019

LEGAL DESCRIPTION: PM 77/77, PM 12962, LOT 1, BLOCK, T7SR2W SEC 33

VIOLATIONS: Zoning Violation-Land Use Permit Required - Ord. 348 Sec. 18.2(A) (2) [RCC 17.172.020(A)(2)]

Such proceedings are based upon the noncompliance of such structure or land with the requirements of Riverside County Codes/Ordinances listed above. Failure to comply with the lawful orders of the Deputy Director (Code Enforcement) and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in abatement/removal of the public nuisance or other violation(s) of the Riverside County Code/Riverside County Ordinance and other available legal remedies, as well as assessment of the abatement fees and costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property. Any purchaser(s), heirs, transferee(s), gift recipient(s), assigns or any other persons and/or entities acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien and shall be liable for any unpaid abatement costs and fees.

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: 
JAMES PALMER, SUP CODE ENFORCEMENT OFFICER(D)

Dated: 07/25/2025

ACKNOWLEDGEMENT

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.

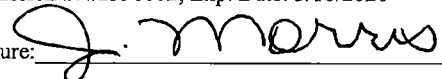
State of California
County of Riverside

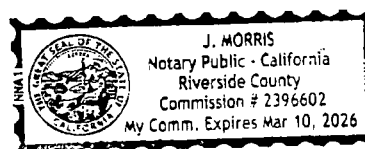
On 7/25/2025 before me, J. Morris, Notary Public, personally appeared JAMES PALMER, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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.

Commission #: #2396602, Exp. Date: 3/10/2026

Signature: 



COMPS

1

1									
Parcel		921-830-005			Site		TEMECULA, CA 92591		
Owner		BEL VILLAGGIO LLC			Mail		148 N CANON DR # DEEP, BEVERLY HILLS, CA 90210		
Use	Commercial (General)			Zone	CC	Sale Amt	\$ 17,418,000	Sale Date	11/05/2024
Yr Blt	Sqft	0	Assd	\$ 930,000	Tract	Impr	\$ 50,000	Units	0
Rms	0	Beds	0	Bths	0.00	PBaths		Lt Sz	63,162SF/1.45AC
Page & Grid	-	Tax Amount	\$ 12,981.28	Tax Rate Area	13-097	Xmpt	None	Tax Delinquent	N

2

2

Parcel	921-830-008				Site	TEMECULA, CA 92591					
Owner	BEL VILLAGGIO LLC				Mail	148 N CANON DR # DEEP, BEVERLY HILLS, CA 90210					
Use	Commercial (General)				Zone	CC	Sale Amt	\$ 17,418,000	Sale Date	11/05/2024	
Yr Blt	Sqft	0	Assd	\$ 225,000	Tract	Impr	\$ 10,000	Units	0		
Rms	0	Beds	0	Bths	0.00	PBaths		Lt Sz	15,245SF/0.35AC	Lot	10
Page & Grid	-	Tax Amount	\$ 3,184.54	Tax Rate Area	13-097	Xmpt	None	Tax Delinquent	N		

3

3

Parcel	921-830-013				Site	TEMECULA, CA 92591					
Owner	BEL VILLAGGIO LLC				Mail	148 N CANON DR # DEEP, BEVERLY HILLS, CA 90210					
Use	Commercial (General)				Zone	CC	Sale Amt	\$ 17,418,000	Sale Date	11/05/2024	
Yr Blt	Sqft	0	Assd	\$ 1,350,000	Tract	Impr	\$ 50,000	Units	0		
Rms	0	Beds	0	Bths	0.00	PBaths		Lt Sz	92,347SF/2.12AC	Lot	10
Page & Grid	-	Tax Amount	\$ 18,919.92	Tax Rate Area	13-108	Xmpt	None	Tax Delinquent	N		

4

4

Parcel	909-270-054				Site	41695 ENTERPRISE CIR S, TEMECULA, CA 92590-4818					
Owner	ENTERPRISE CIRCLE LLC				Mail	32530 SAINT ELOI, TEMECULA, CA 92591-5916					
Use	Commercial (General)				Zone		Sale Amt	\$ 2,150,000	Sale Date	01/09/2025	
Yr Blt	1776	Sqft	0	Assd	\$ 412,495	Tract	Impr	\$ 32,491	Units	0	
Rms	0	Beds	0	Bths	0.00	PBaths		Lt Sz	30,056SF/0.69AC	Lot	1
Page & Grid	-	Tax Amount	\$ 5,770.88	Tax Rate Area	13-064	Xmpt	None	Tax Delinquent	N		

5

5

Parcel	910-282-017				Site	27300 JEFFERSON AVE, TEMECULA, CA 92590-5680					
Owner	TONY & RYU LLC				Mail	35576 CHANHLLY COURT, WINCHESTER, CA 92596					
Use	Restaurant				Zone	HT		Sale Amt	\$ 1,500,000	Sale Date	02/14/2025
Yr Blt	1990	Sqft	2,961	Assd	\$ 1,110,047	Tract		Impr	\$ 729,223	Units	0
Rms	0	Beds	0	Bths	0.00	PBaths		Lt Sz	19,602SF/0.45AC	Lot	4
Page & Grid	-		Tax Amount	\$ 12,809.56	Tax Rate Area	13-067		Xmpt	None	Tax Delinquent	N

6

6

Parcel	921-480-068					Site	27696 JEFFERSON AVE, TEMECULA, CA 92590-2623				
Owner	ABAAD HOLDINGS LLC					Mail	3135 E MANDEVILLE PL, ORANGE, CA 92867-2072				
Use	Restaurant					Zone	Sale Amt		\$ 2,900,000	Sale Date	09/09/2025
Yr Blt	1996	Sqft	3,496	Assd	\$ 1,298,866	Tract	Impr		\$ 639,251	Units	0
Rms	0	Beds	0	Bths	0.00	PBaths	Lt Sz		46,609SF/1.07AC	Lot	8
Page & Grid	5470-A6		Tax Amount	\$ 15,893.46	Tax Rate Area	13-057	Xmpt		None	Tax Delinquent	N

7

7

Parcel	921-830-001				Site	41221 MARGARITA RD, TEMECULA, CA 92591-5553					
Owner	BEL VILLAGGIO LLC				Mail	148 N CANON DR # DEEP, BEVERLY HILLS, CA 90210					
Use	Restaurant				Zone	CC		Sale Amt	\$ 17,418,000	Sale Date	11/05/2024
Yr Blt	2004	Sqft	6,776	Assd	\$ 2,770,000	Tract	Impr		\$ 1,870,000	Units	0
Rms	0	Beds	0	Bths	0.00	PBaths	Lt Sz		64,904SF/1.49AC	Lot	1
Page & Grid	-		Tax Amount	\$ 31,936.66	Tax Rate Area	13-097		Xmpt	None	Tax Delinquent	N

8

Parcel	921-830-007	Site	41301 MARGARITA RD, TEMECULA, CA 92591-5565
Owner	BEL VILLAGGIO LLC	Mail	148 N CANON DR # DEEP, BEVERLY HILLS, CA 90210
Use	Restaurant	Zone	CC
Yr Blt	2004	Sqft	2,281
Rms	0	Beds	0
Page & Grid	-	Tax Amount	\$ 9,874.30
Assd	\$ 920,000	Tract	
Bths	0.00	PBaths	
Sale Amt	\$ 17,418,000	Sale Date	11/05/2024
Impr	\$ 820,000	Units	0
Lt Sz	6,969SF/0.16AC	Lot	9
Xmpt	None	Tax Delinquent	N

9

Parcel	921-830-012	Site	41301 MARGARITA RD, TEMECULA, CA 92591-5565
Owner	BEL VILLAGGIO LLC	Mail	148 N CANON DR # DEEP, BEVERLY HILLS, CA 90210
Use	Restaurant	Zone	CC
Yr Blt	2003	Sqft	2,280
Rms	0	Beds	0
Page & Grid	-	Tax Amount	\$ 10,148.92
Assd	\$ 920,000	Tract	
Bths	0.00	PBaths	
Sale Amt	\$ 17,418,000	Sale Date	11/05/2024
Impr	\$ 740,000	Units	0
Lt Sz	10,018SF/0.23AC	Lot	9
Xmpt	None	Tax Delinquent	N

10

Parcel	921-830-006	Site	41377 MARGARITA RD, TEMECULA, CA 92591-5568
Owner	BEL VILLAGGIO LLC	Mail	148 N CANON DR # DEEP, BEVERLY HILLS, CA 90210
Use	Commercial (General)	Zone	CC
Yr Blt		Sqft	0
Rms	0	Beds	0
Page & Grid	-	Tax Amount	\$ 812.24
Assd	\$ 55,000	Tract	
Bths	0.00	PBaths	
Sale Amt	\$ 17,418,000	Sale Date	11/05/2024
Impr	\$ 5,000	Units	0
Lt Sz	3,484SF/0.08AC	Lot	6
Xmpt	None	Tax Delinquent	N

11

Parcel	920-110-005	Site	80134 WINCHESTER RD, TEMECULA, CA 92591
Owner	SRMBD TEMECULA LLC	Mail	111 N POST ST STE 200, SPOKANE, WA 99201-4911
Use	Commercial (General)	Zone	
Yr Blt		Sqft	0
Rms	0	Beds	0
Page & Grid	-	Tax Amount	\$ 44,085.58
Assd	\$ 4,102,770	Tract	
Bths	0.00	PBaths	
Sale Amt	\$ 4,950,000	Sale Date	05/01/2025
Impr	\$ 3,647	Units	0
Lt Sz	273,556SF/6.28AC	Lot	184
Xmpt	None	Tax Delinquent	N

12

Parcel	910-320-035	Site	26420 YNEZ RD, TEMECULA, CA 92591-4653
Owner	NC ORIGINAL DESIGNS LLC	Mail	1000 CHESTNUT ST, BURBANK, CA 91506-1623
Use	Restaurant	Zone	
Yr Blt	2000	Sqft	8,562
Rms	0	Beds	0
Page & Grid	958-G3	Tax Amount	\$ 62,478.40
Assd	\$ 4,882,500	Tract	
Bths	0.00	PBaths	
Sale Amt	\$ 5,500,000	Sale Date	02/04/2025
Impr	\$ 3,150,000	Units	0
Lt Sz	52,272SF/1.20AC	Lot	16,17
Xmpt	None	Tax Delinquent	N

13

Parcel	921-260-024	Site	27453 YNEZ RD, TEMECULA, CA 92591-4611
Owner	DMSD PROP	Mail	41760 IVY ST STE 201, MURRIETA, CA 92562-9416
Use	Restaurant	Zone	CP
Yr Blt	1987	Sqft	2,155
Rms	0	Beds	0
Page & Grid	958-H6	Tax Amount	\$ 42,926.16
Assd	\$ 3,433,319	Tract	
Bths	0.00	PBaths	
Sale Amt	\$ 3,366,000	Sale Date	11/13/2023
Impr	\$ 1,026,300	Units	0
Lt Sz	37,897SF/0.87AC	Lot	6
Xmpt	None	Tax Delinquent	N



KOBZOFF MANYA D 41350 ARMADA PL TEMECULA, CA 92591 APN: 943-090-029 Bedrooms: 4 Telephone: Bathrooms: 2 Square Feet: 1,950 Lot size: 2 Year Built: 1979 Garage: A Sale Date: Land Use: Single Family Residential	PEREZ ABEL 41351 ARMADA PL TEMECULA, CA 92591 APN: 943-090-028 Bedrooms: 0 Telephone: Bathrooms: 0 Square Feet: 0 Lot size: 1 Year Built: Garage: Sale Date: Land Use: Residential-Vacant Land
HALTER WINERY 41300 AVENIDA BIONA TEMECULA, CA 92591 APN: 943-090-027 Bedrooms: 0 Telephone: Bathrooms: 0 Square Feet: 3,136 Lot size: 9 Year Built: 1980 Garage: Sale Date: Land Use: Vineyard (Agricultural)	SMITH GARY & LINDA FAMILY TRUST (DTD 10/5/23) 41338 ARMADA PL TEMECULA, CA 92591 APN: 943-090-015 Bedrooms: 1 Telephone: Bathrooms: 2 Square Feet: 2,268 Lot size: 3 Year Built: 1980 Garage: G Sale Date: Land Use: 1022
RICHARDSON JAMES J 32388 CORTE CORONADO TEMECULA, CA 92592 APN: 954-182-018 Bedrooms: 5 Telephone: 909-693-9044 Bathrooms: 3 Square Feet: 2,526 Lot size: 20,908 Year Built: 1993 Garage: A Sale Date: 04/00/1993 Land Use: Single Family Residential	SATAPATHY PRADIPTA KUMAR 32400 CORTE CORONADO TEMECULA, CA 92592 APN: 954-182-019 Bedrooms: 5 Telephone: Bathrooms: 3 Square Feet: 2,526 Lot size: 14,810 Year Built: 1993 Garage: A Sale Date: 06/00/1993 Land Use: Single Family Residential
HARCARIK TODD BRADY & JENNIFER ANNE LIVING TRUST (4/6) 32369 CERCLE BEAUREGARD TEMECULA, CA 92591 APN: 953-150-030 Bedrooms: 5 Telephone: 909-519-2552 Bathrooms: 3 Square Feet: 2,867 Lot size: 7,840 Year Built: 2001 Garage: A Sale Date: Land Use: Single Family Residential	KAGRAMANOV ALEKSANDR 32376 CORTE CORONADO TEMECULA, CA 92592 APN: 954-182-017 Bedrooms: 5 Telephone: Bathrooms: 3 Square Feet: 2,526 Lot size: 9,583 Year Built: 1993 Garage: A Sale Date: 04/06/2021 Land Use: Single Family Residential
MARTIN ROBERT LIVING TRUST (DTD 10/12/23) 32389 CORTE CORONADO TEMECULA, CA 92592 APN: 954-182-020 Bedrooms: 5 Telephone: Bathrooms: 3 Square Feet: 2,526 Lot size: 22,215 Year Built: 1993 Garage: A Sale Date: Land Use: Single Family Residential	BIENVENUE DAVID 32364 CORTE CORONADO TEMECULA, CA 92592 APN: 954-182-016 Bedrooms: 3 Telephone: Bathrooms: 2 Square Feet: 1,830 Lot size: 9,583 Year Built: 1993 Garage: A Sale Date: 05/00/1998 Land Use: Single Family Residential



Public Schools Report

Vintage Hills Elementary								1.06 Mi from subject property
42240 Camino Romo Temecula, CA 92592-2592 909-695-4260								
<ul style="list-style-type: none"> Kindergarten - Grade 5 Student Teacher Ratio: 1:20.5 Full Time Equivalent Administrators: 54 								
Grade Membership:								
KDGN	GR-1	GR-2	GR-3	GR-4	GR-5	GR-6	Total	
6	111	140	151	168	165	159	900	
API Score:								
<div> <div>1</div> <div>5</div> <div>10</div> </div>								

Paloma Elementary								1.69 Mi from subject property
42940 Via Rami Temecula, CA 92592-2592 909-302-5165								
<ul style="list-style-type: none"> Kindergarten - Grade 5 Student Teacher Ratio: 1:19.2 Full Time Equivalent Administrators: 40 								
Grade Membership:								
	GR-1	GR-2	GR-3	GR-4	GR-5	GR-6	Total	
	80	100	123	113	122	148	686	
API Score:								
<div> <div>1</div> <div>5</div> <div>10</div> </div>								

Temecula Middle

1.17 Mi from subject property

42075 Meadows Pkwy.

Temecula, CA 92592-2592

909-302-5151

● Grade 6 - Grade 8

● Student Teacher Ratio: 1:23.9

● Full Time Equivalent Administrators: 65

Grade Membership:

	KDGN	GR-7	GR-8	GR-9	Total
	9	457	464	478	1408

API Score:

1

5

10

Temecula Valley High**1.53 Mi from subject property**

31555 Rancho Vista Rd.
Temecula, CA 92592-2592
909-695-7300

- Grade 9 - Grade 12
- Student Teacher Ratio: 1:22.4
- Full Time Equivalent Administrators: 132

Grade Membership:

KDGN	GR-10	GR-11	GR-12	Total
17	655	735	649	2056



4 Year Completion Rate:	99.53%
Total Graduates (Previous Year):	601
Dropouts:	16
SAT Average Score Total:	1,070
% of Students Taking SAT:	44.50%
SAT Average Score Verbal:	530
SAT Average Score Math:	540
Enrollment in intermediate Algebra or Algebra II:	1,053
Enrollment in any other 3rd or 4th year advanced Math Course in Grade 9-12:	498
Enrollment in first year chemistry courses in Grade 9-12:	577
Enrollment in first year Physics Courses in Grade 9-12:	146
Number of 12th grade graduates from previous year completing all required courses required for entry into the University of California (UC) and/or California State University (CSU) with a grade of "C" or better:	308

TEMECULA VALLEY UNIFIED

31350 RANCHO VISTA RD.
TEMECULA, CA 92592-6202
951-676-2661

- Grade Span: **KG-12**
- Student Teacher Ratio: **21.7:1**
- Total Enrollment: **27,298**
- Number of High School: **N/A**
- Number of Teachers: **1255.9**
- Number of Teacher Aids: **245**
- Number of Guidance Counselors: **29.6**
- Number of School Administrators: **49.2**
- Number of Schools: **30**

About School Report**Public Schools**

Confidential, Proprietary and/or Trade Secret. TM SM ® Trademark(s) of Intercontinental Exchange, Inc. and its subsidiaries and affiliates.

© 2025 Intercontinental Exchange, Inc. All Rights Reserved.

10/20/2025 11:21:25 AM

Customer Service Rep: Mary Lasater

The Public School report lists schools within the district boundary of the subject property. For confirmation on schools within the districts, please contact Student Services office of your assigned district.

API Index

The Academic Performance Index (API) measures academic performance and growth of schools, which includes results of the Stanford 9. The API reports a numeric scale that ranges from 200 to 1000. A school's score or position on the API indicates the level of a school's performance.



Private Schools Report

ST JEANNE DE LESTONNAC SCHOOL 32650 AVENIDA LESTONNAC TEMECULA, CA 92592-9222 951-587-2505 Gender: Coed												0.53 Mi. from subject property <ul style="list-style-type: none"> Prekindergarten - Grade 8 Roman Catholic Student Teacher Ratio: 1:16.9 Full Time Equivalent Administrators: 24.9
Grade Membership:												
PK	KDGN	GR-1	GR-2	GR-3	GR-4	GR-5	GR-6	GR-7	GR-8	Total		
64	41	50	36	48	51	49	57	38	52	486		

LINFIELD CHRISTIAN SCHOOL 31950 PAUBA ROAD TEMECULA, CA 92592-3500 951-676-8111 Gender: Coed												1.73 Mi. from subject property <ul style="list-style-type: none"> Kindergarten - Grade 12 Christian (no specific denomination) Student Teacher Ratio: N/A Full Time Equivalent Administrators: 51.3
Grade Membership:												
GR-1	GR-2	GR-3	GR-4	GR-5	GR-6	GR-7	GR-8	GR-9	GR-10	GR-11	GR-12	Total
41	42	45	48	50	75	87	91	114	100	103	93	889

NEW COMMUNITY LUTHERAN CHILD DEVELOPMENT CENTER 30470 PAUBA ROAD TEMECULA, CA 92592-6214 951-693-5524 Gender: Coed												2.78 Mi. from subject property <ul style="list-style-type: none"> Prekindergarten - Kindergarten Lutheran Church - Missouri Synod Student Teacher Ratio: 1:8.8 Full Time Equivalent Administrators: 1.6
Grade Membership:												
	PK	KDGN	Total									
	236	14	250									

CARDEN ACADEMY 29601 MIRA LOMA DRIVE TEMECULA, CA 92592-2242 951-676-7683 Gender: Coed												2.81 Mi. from subject property <ul style="list-style-type: none"> Kindergarten - Grade 8 Nonsectarian Student Teacher Ratio: 1:10.6 Full Time Equivalent Administrators: 4.8
Grade Membership:												
	KDGN	GR-1	GR-2	GR-3	GR-4	GR-5	GR-6	GR-7	GR-8	Total		
	1	5	4	3	8	8	3	10	9	51		

DISCOVERY ISLE CHILD DEVELOPMENT CENTER 32220 US HIGHWAY 79 S TEMECULA, CA 92592-6802 951-303-3055 Gender: Coed												2.85 Mi. from subject property <ul style="list-style-type: none"> Prekindergarten - Kindergarten Nonsectarian Student Teacher Ratio: 1:16.0 Full Time Equivalent Administrators: 1
Grade Membership:												
	PK	KDGN	Total									
	235	16	251									

ABC CHILDCARE CENTER**3.01 Mi. from subject property**

29705 SOLANA WAY
 TEMECULA, CA 92591-3611
 951-699-5251
 Gender: Coed

- Prekindergarten - Kindergarten
- Nonsectarian
- Student Teacher Ratio: 1:8.1
- Full Time Equivalent Administrators: 5.3

Grade Membership:

PK	KDGN	Total
280	43	323

ABC PRESCHOOL & CHILDCARE CENTER**3.01 Mi. from subject property**

29705 SOLANA WAY
 TEMECULA, CA 92591-3611
 951-699-5251
 Gender: Coed

- Prekindergarten - Kindergarten
- Nonsectarian
- Student Teacher Ratio: 1:10.0
- Full Time Equivalent Administrators: 4.8

Grade Membership:

PK	KDGN	Total
80	48	128

MULBERRY CHILD CARE**3.15 Mi. from subject property**

31935 VIA RIO TEMECULA ROAD
 TEMECULA, CA 92592-8241
 951-303-3385
 Gender: Coed

- Prekindergarten - Kindergarten
- Nonsectarian
- Student Teacher Ratio: 1:10.0
- Full Time Equivalent Administrators: 1

Grade Membership:

PK	KDGN	Total
80	10	90

MOUNTAIN VIEW CHRISTIAN SCHOOL**3.38 Mi. from subject property**

29385 RANCHO CALIFORNIA ROAD
 TEMECULA, CA 92591-5201
 951-693-5732
 Gender: Coed

- Kindergarten - Grade 4
- Christian (no specific denomination)
- Student Teacher Ratio: 1:1.9
- Full Time Equivalent Administrators: 18

Grade Membership:

KDGN	GR-1	GR-2	GR-3	GR-4	Total
18	5	4	4	4	35

LA PETITE ACADEMY**3.49 Mi. from subject property**

29879 SANTIAGO ROAD
 TEMECULA, CA 92592-3004
 951-699-9429
 Gender: Coed

- Prekindergarten - Kindergarten
- Nonsectarian
- Student Teacher Ratio: 1:14.0
- Full Time Equivalent Administrators: 1

Grade Membership:

PK	KDGN	Total
120	14	134

TEMECULA CHRISTIAN SCHOOL**3.52 Mi. from subject property**

29825 SANTIAGO ROAD
TEMECULA, CA 92592-3004
951-695-0025
Gender: Coed

- Prekindergarten - Grade 8
- Christian (no specific denomination)
- Student Teacher Ratio: 1:11.3
- Full Time Equivalent Administrators: 8

Grade Membership:

PK	KDGN	GR-1	GR-2	GR-3	GR-4	GR-5	GR-6	GR-7	GR-8	Total
9	8	13	9	9	10	17	12	8	4	99

HILLCREST ACADEMY**3.65 Mi. from subject property**

29275 SANTIAGO ROAD
TEMECULA, CA 92592-3023
951-676-4754
Gender: Coed

- Kindergarten - Grade 8
- Nonsectarian
- Student Teacher Ratio: 1:12.2
- Full Time Equivalent Administrators: 16.9

Grade Membership:

KDGN	GR-1	GR-2	GR-3	GR-4	GR-5	GR-6	GR-7	GR-8	Total
22	33	20	25	24	21	26	16	19	206

RANCHO COMMUNITY CHRISTIAN SCHOOL**4.04 Mi. from subject property**

31300 RANCHO COMMUNITY WAY
TEMECULA, CA 92592-2805
951-303-1408
Gender: Coed

- Prekindergarten - Grade 8
- Calvinist
- Student Teacher Ratio: 1:18.6
- Full Time Equivalent Administrators: 24.1

Grade Membership:

PK	KDGN	GR-1	GR-2	GR-3	GR-4	GR-5	GR-6	GR-7	GR-8	Total
340	97	81	45	50	35	35	59	23	23	788

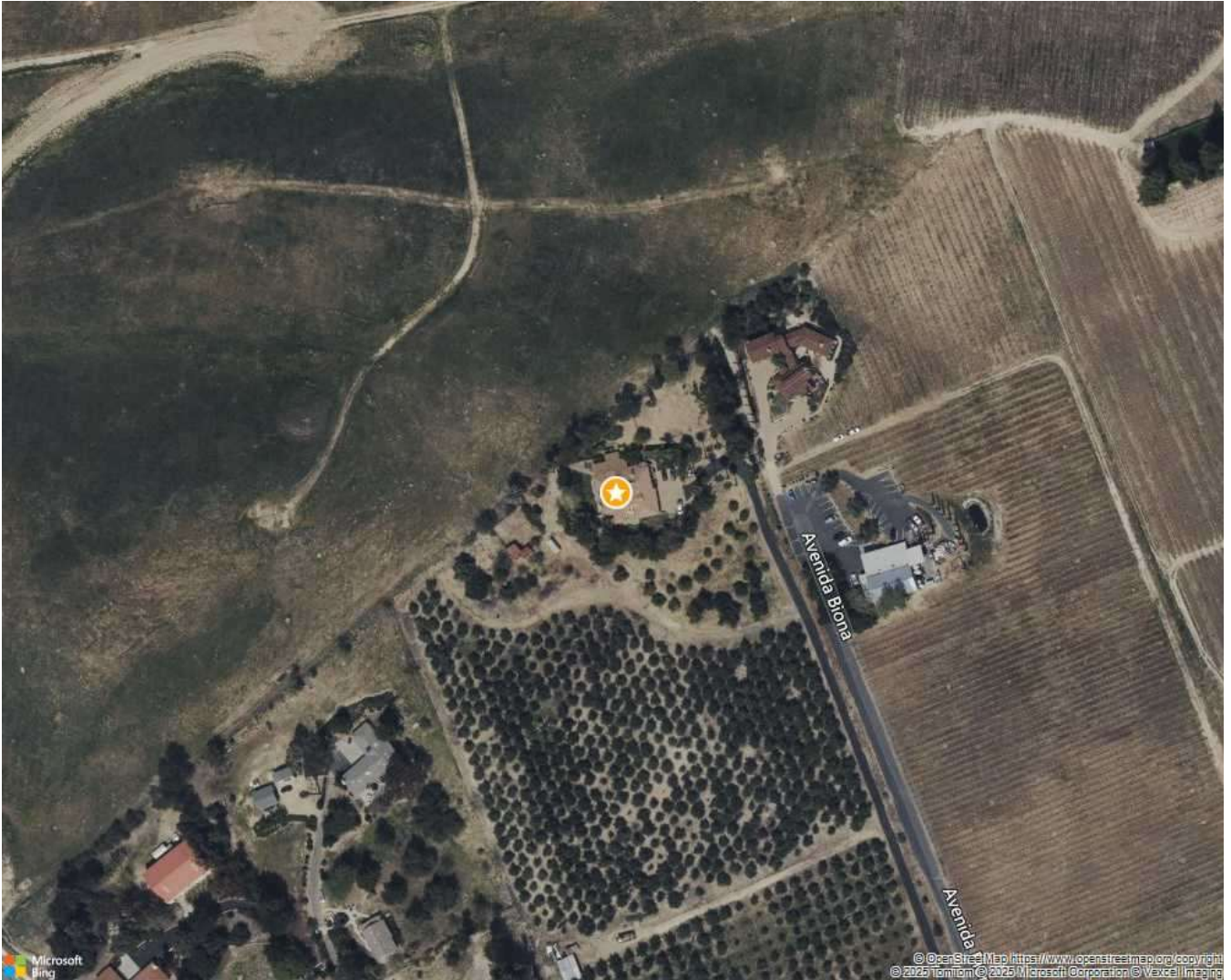
About School Report**Private Schools**

As private schools are not subject to district boundaries, we list up to 15 of the schools closest to the subject property within a five mile radius of the subject property.



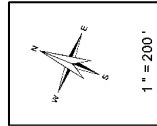
**41309 AVENIDA BIONA
TEMECULA, CA 92591-5014**

Population	Zip 92591	National
2011	38,325	306,603,772
2020	41,588	326,569,308
Growth Rate	8.5 %	6.5 %
Growth Centile	66.8 %	62.5 %
Households	Zip 92591	National
2011	12,255	114,761,359
2020	13,081	122,354,219
Household Growth Rate	6.7 %	6.6 %
Average Household Size	3.2	2.6
Families	Zip 92591	National
2011	9,469	76,507,230
2020	10,357	79,849,830
Family Growth Rate	9.4 %	4.4 %
Age Distribution	Zip 92591	National
0 - 4	7.5 %	6.0 %
5 - 9	7.6 %	6.1 %
10 - 14	6.7 %	6.5 %
15 - 19	6.5 %	6.5 %
20 - 24	6.0 %	6.7 %
25 - 44	28.0 %	26.5 %
45 - 64	25.1 %	25.6 %
65 - 84	11.4 %	14.1 %
85+	1.3 %	2.0 %
Median Age	Zip 92591	National
2020		
Male/Female Ratio	48.3%/51.7%	49.2%/50.8%
Household Income	Zip 92591	National
% <\$25K	10.1 %	18.4 %
% \$25K - 50K	11.2 %	20.6 %
% \$50K - 100K	34.2 %	30.0 %
% \$100K - 150K	21.8 %	15.6 %
% >\$150K	10.1 %	7.1 %
Median Household Income	Zip 92591	National
2020	\$ 89,574	\$ 64,994
Per Capita Income	\$ 34,284	\$ 34,299
Household Income Centile	Zip 92591	
National	87.0 %	
State	68.2 %	
County	62.9 %	



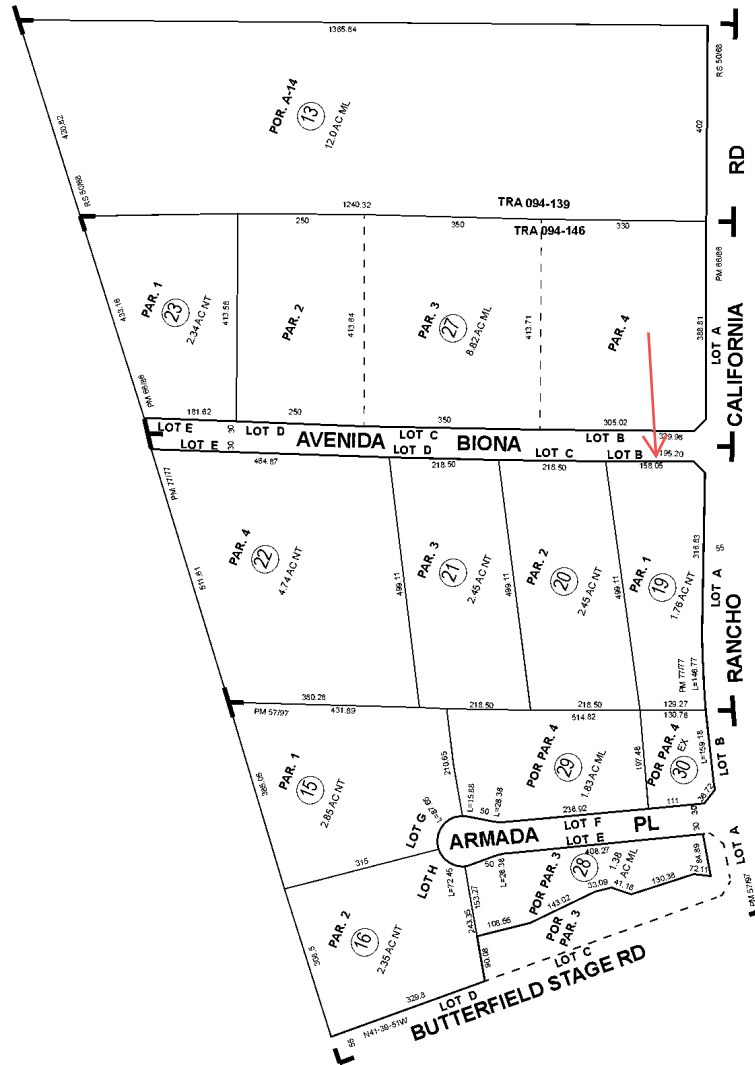
**41309 AVENIDA BIONA
TEMECULA, CA 92591-5014**

POR. PROTRACTED SEC. 33 T. 7S. R. 2W



Legend

- Lot Lines
- Right-Of-Way
- - - Old Lot Lines
- - - Reference R.O.W
- · · Other Easements
- · · · · Lease Area
- Subdivision To Mark



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

Date	Old Number	New Number
1/1/1994	14	PG-06
1/1/1995	1-12	15-26, ST
3/1/1997	24-26	27
1/25/2008	17	28 ST
2/23/2015	18	29, 30

Map Reference *

Mar 2015



ASSESSOR'S MAP BK943 PG. 09
Riverside County, Calif.