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:	
	TEMECULA, CA 92591
Assessor's Parcel No:	943-090-020
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.
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Property Information

Primary Owner :	PRESTIFILIPPO ALESSANDRO
Secondary Owner :	PRESTIFILIPPO CHARITY J
Site Address :	TEMECULA, CA 92591-
Mailing Address :	41309 AVENIDA BIONA TEMECULA, CA 92591-5014
Assessor Parcel Number :	943-090-020
CountyName :	Riverside
Tax Account ID :	943090020
Phone :	N/A
Census Tract :	0432.67
Housing Tract Number :	N/A
Lot Number :	2
Page Grid :	-
Legal Description :	Lot: 2 ; Abbreviated Description: LOT:2 2.45 ACRES NET IN PAR 2 PM 077/077 PM 12962

Property Characteristics

Bedrooms :	0	**Year Built :**	N/A	**Square Feet :**	0
Bathrooms :	0.0	**Garage :**	N/A	**Lot size :**	2.45 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 :**	N/A
First Loan Amt :	N/A	**Lender :**	

Assessment/Tax Information

Assessed Value :	$376,623	**Tax Amount :**	$5,196.26
Land Value :	$372,256	**Tax Status :**	Current
Improvement Value :	$4,367	**Tax Rate Area :**	94-318
Percent Improvement :	1 %	**Homeowner Exemption :**	N

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Tax Search

Riverside, California
Searched: 943-090-020
Non-Order Search

Tax Year: 2025-2026
Tax Cover: 10/17/2025
Searched By: MARY LASATER
Searched On: 10/22/2025 11:34 AM

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

APN:	**943-090-020**
Described As:	**2.45 ACRES NET IN PAR 2 PM 077/077 PM 12962**
Address:	
City:	**UNINCORPORATED - COUNTY OF RIVERSIDE**
Billing Address:	**41309 AVENIDA BIONA TEMECULA CA 92591**
Assessed Owner(s):	**PRESTIFILIPPO ALESSANDRO; PRESTIFILIPPO FAMILY TRUST DATED 9/23/2013; PRESTIFILIPPO CHARITY J**
Search As:	**Lot 2 PM 77/77**

Tax Rate Area:	**094-318**	**Value**		Conveyance Date:	**OCT 2023**
		Land:	**372,256.00**	Conveying Instrument:	**2023-0313169**
Use Code:	**108**	Improvements:	**3,226.00**	Date Transfer Acquired:	
AGRICULTURAL LAND WITH MISC IMPS		Personal Property:		Vesting:	
		Fixtures:	**1,141.00**	Year Built:	
Region Code:		Inventory:		Year Last Modified:	
Flood Zone:					
Zoning Code:		**Exemptions**			
Taxability Code:		Homeowner:		**Square Footage**	
		Inventory:		Land:	**106722**
Tax Rate:	**1.379698**	Personal Property:		Improvements:	
Auditor Tax Rate:	**1.321040**	Religious:			
		All Other:		Tax Defaulted:	
		Net Taxable Value:	**376,623.00**	Total Tax:	**5,196.26**
Bill #:	**2025003283050**				
Issue Date:					

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	**2,598.13**	**259.81**	**12/10/2025**	**UNPAID**		**2,598.13**
2nd	**2,598.13**	**297.87**	**04/10/2026**	**UNPAID**		**2,598.13**
					Total Balance:	**5,196.26**

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

Account	Special Lien Description	Amount
01-0000	**GENERAL PURPOSE**	**3,766.22**
03-6520	**TEMECULA VALLEY UNIFIED SCHOOL B & I**	**56.42**
03-9201	**MT SAN JACINTO JR COLLEGE**	**9.57**
04-5301	**METROPOLITAN WATER EAST**	**26.36**
28-5275	**RANCHO WATER RANCHO DIVISION**	**1,116.77**
68-1849	**CSA #149 ROADS**	**200.00**
68-5305	**METRO WATER DISTRICT STANDBY EAST**	**17.00**
68-5402	**EASTERN MUNIIPAL WATER DISTRICT STDBY-COMBINED CHG**	**3.92**

Open Orders				
Company	**Department**	**Title Unit**	**Order No.**	**Date Created**
Ticor Title	1111 TICOR IE PROD - (FNFSTR)	01	TT4017796	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

[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.
[X] 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 **Escrow No.: 06-003059-TT** **AP#: 943-090-019; 943-090-020;943-090-021;943-090-022**

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 _____ (Seal)

NRO1 T. B. TABOR COMM. #2277969 Notary Public - California Orange County My Comm. Expires Mar. 14, 2023 NRO1

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)

T. 7 S., R. 2 W., SEC. 33 **PROJECT: CPM230008**

RECORDING REQUESTED BY:
RIVERSIDE COUNTY SURVEYOR'S OFFICE
4080 LEMON STREET, 8TH FLOOR
RIVERSIDE, CA 92501

DOC # 2023-0306376
10/18/2023 08:00 AM Fees: $0.00
Page 1 of 7
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

**This document was electronically submitted
to the County of Riverside for recording**
Receipted by: KAREN #277

RETURN TO:
RIVERSIDE COUNTY SURVEYOR'S OFFICE
4080 LEMON STREET, 8TH FLOOR
RIVERSIDE, CA 92501

THIS DOCUMENT IS FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE AND ENTITLED TO BE RECORDED WITHOUT FEE. (GOV. CODE 6103)

CERTIFICATE OF PARCEL MERGER NO.230008

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION

RECORDING REQUESTED BY RIVERSIDE COUNTY When recorded, return to: Riverside County Transportation Department 8th Floor County Administrative Center 4080 Lemon Street, Riverside, Ca. 92502-1409 Mail Stop # 1080 No Fee, 6103 Government Code Benefit of Riverside County Transportation Dept.	*THIS AREA FOR RECORDER'S USE ONLY*

CERTIFICATE OF PARCEL MERGER NO. 23-0008

RECORD OWNERS	EXISTING PARCELS (Assessor Parcel Numbers)
Alessandro Prestifilippo and Charity J. Prestifilippo, Trustees of The Prestifilippo Family Trust dated September 23, 2013 and any amendments thereto	943-090-019 thru 022, inclusive

LEGAL DESCRIPTION OF MERGED PARCELS

See attached Legal Description- Exhibit "A"

SIGNATURE(S) OF RECORDED OWNER(S) *(Must be Notarized)*

Print Name/Title: Alessandro Prestifilippo, Trustee	Signature:
Print Name/Title: Charity J. Prestifilippo, Trustee	Signature:

RIVERSIDE COUNTY SURVEYOR'S APPROVAL

This document reviewed by Riverside County Surveyor.

LICENSED LAND SURVEYOR
PAUL E. HILLMER
No. 9017
Exp. 09-30-25
STATE OF CALIFORNIA

By: _____ Deputy County Surveyor Date: 10/17/2023

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

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.

On June 7 2023, before me, Michael Robert 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 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

_____
Notary Public

MICHAEL ROBERT BECERRA
COMM. # 2299215
NOTARY PUBLIC-CALIFORNIA
RIVERSIDE COUNTY
MY COMM: EXP. JULY 28, 2023

Requested By: maryl, Printed: 10/22/2025 8:36 AM

Doc: RV:2023 00306376~06065

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

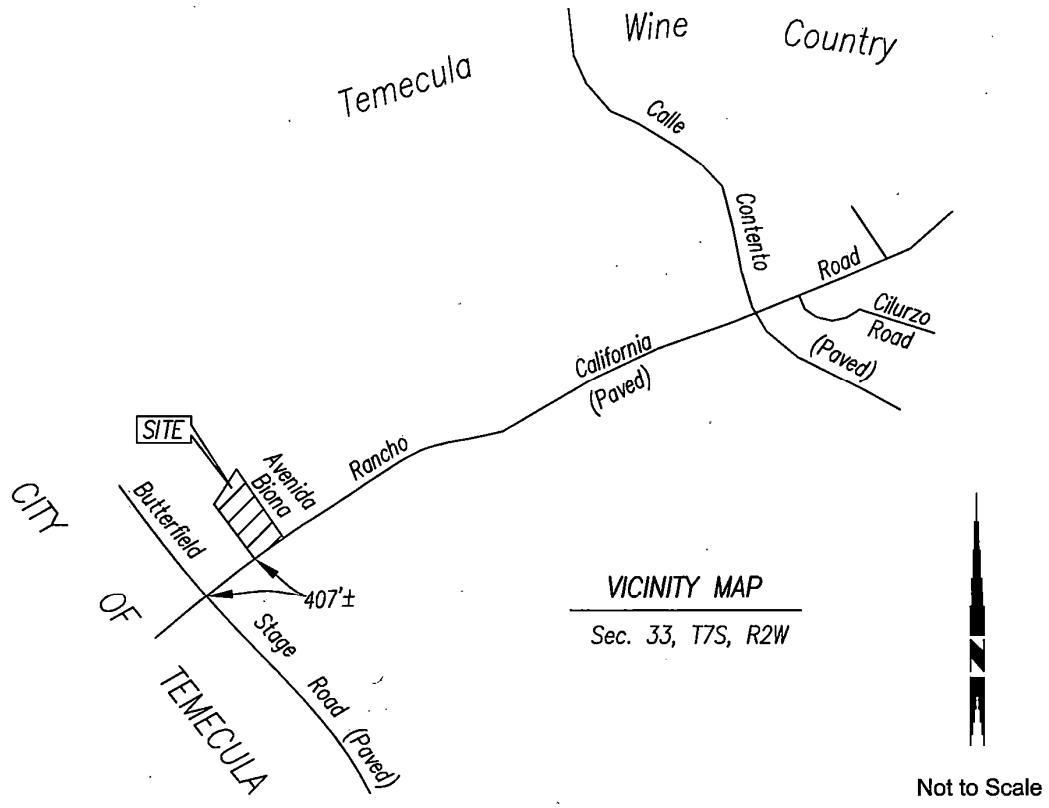
LICENSED LAND SURVEYOR
MATTHEW W. SPIRO
LS8461
EXPIRES
12–31–24
STATE OF CALIFORNIA

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

Requested By: maryl, Printed: 10/22/2025 8:36 AM
Doc: RV:2023 00306376~06065

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

SHEET 1 OF 3 SHEETS



Record Owners:

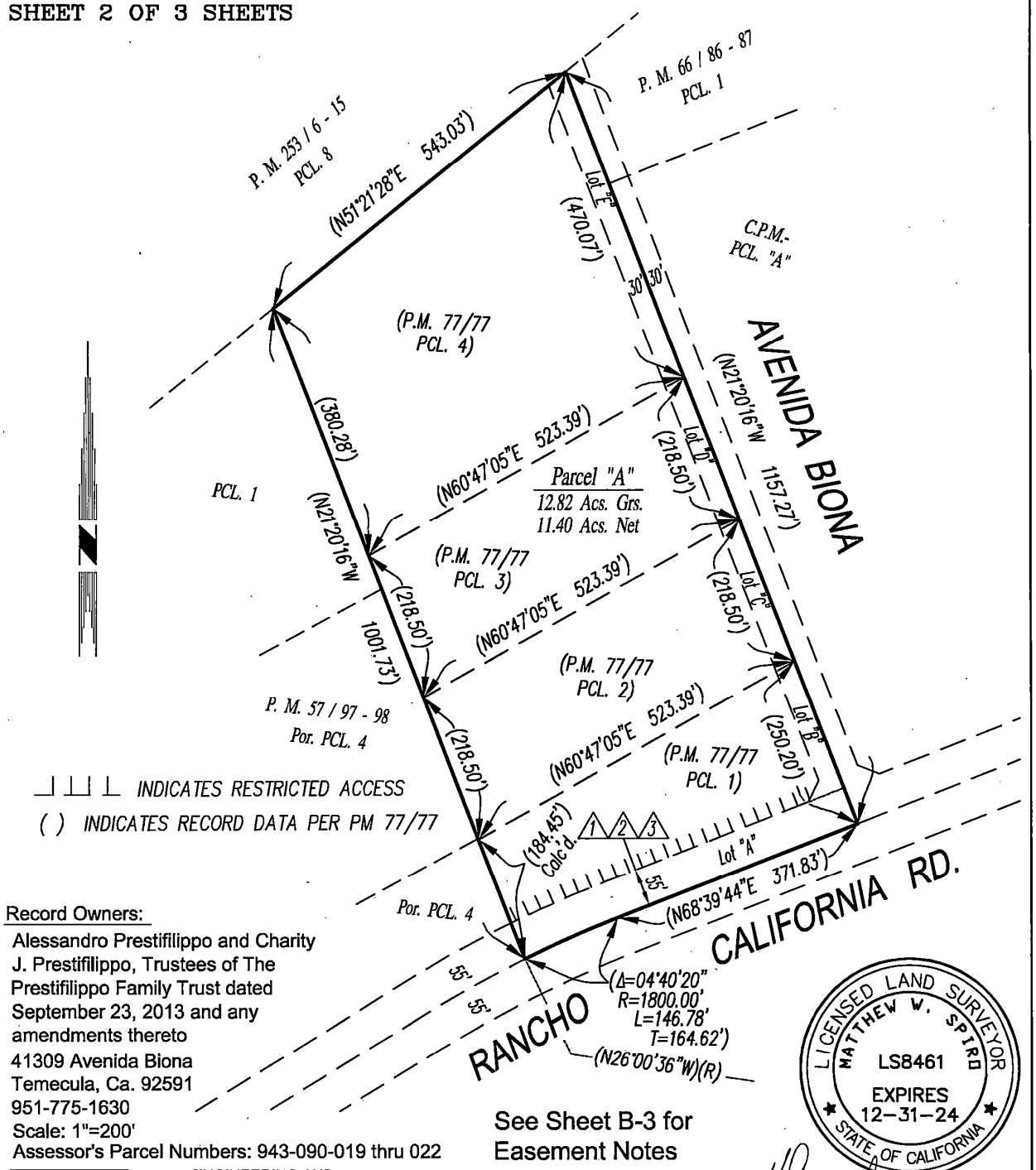
Alessandro Prestifilippo and Charity J. Prestifilippo,
Trustees of The Prestifilippo Family Trust dated
September 23, 2013 and any amendments thereto
41309 Avenida Biona
Temecula, Ca. 92591
951-775-1630
Scale: Not to Scale
Assessor's Parcel Numbers: 943-090-019 thru 022

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

Requested By: maryl, Printed: 10/22/2025 8:36 AM
Doc: RV:2023 00306376~06065

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

SHEET 2 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: 1"=200'
Assessor's Parcel Numbers: 943-090-019 thru 022

See Sheet B-3 for Easement Notes

LICENSED LAND SURVEYOR
MATTHEW W. SPIRO
LS8461
EXPIRES 12-31-24
STATE OF CALIFORNIA

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

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

Requested By: maryl, Printed: 10/22/2025 8:36 AM
Doc: RV:2023 00306376~06065

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

SHEET 3 OF 3 SHEETS

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

2. *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.*

3. *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

Requested By: maryl, Printed: 10/22/2025 8:36 AM

Doc: RV:2023 00306376~06065

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Mark Lancaster
Director of Transportation

Mojahed Salama, P.E.
Deputy for Transportation/Capital Projects

Russell Williams
Deputy for Transportation/Planning and Development

Transportation Department

Case Number: CPM230008

Date: 10/17/2023

Riverside County Surveyor's Office

Attest:

SIGNATURE	SIGNATURE
Kenneth Smith	Robert Williams
PRINTED NAME	PRINTED NAME
Principal Engineering Tech	Principal Engineering Tech
TITLE	TITLE

4080 Lemon Street, 8th Floor · Riverside, CA 92501 · (951) 955-6740
P.O. Box 1090 · Riverside, CA 92502-1090 · FAX (951) 955-3198

Requested By: maryl, Printed: 10/22/2025 8:36 AM

Doc: RV:2023 00306376~06065

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

VTT

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

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.
- [X] 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.

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

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 October 19 2023 before me, Michael Becerra Notary Public (here insert name and title of officer) 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 Michael Becerra (SEAL)

MAIL TAX STATEMENT AS DIRECTED ABOVE.

MICHAEL BECERRA
COMM. # 2454049
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
MY COMM. EXP. JULY 28, 2027

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

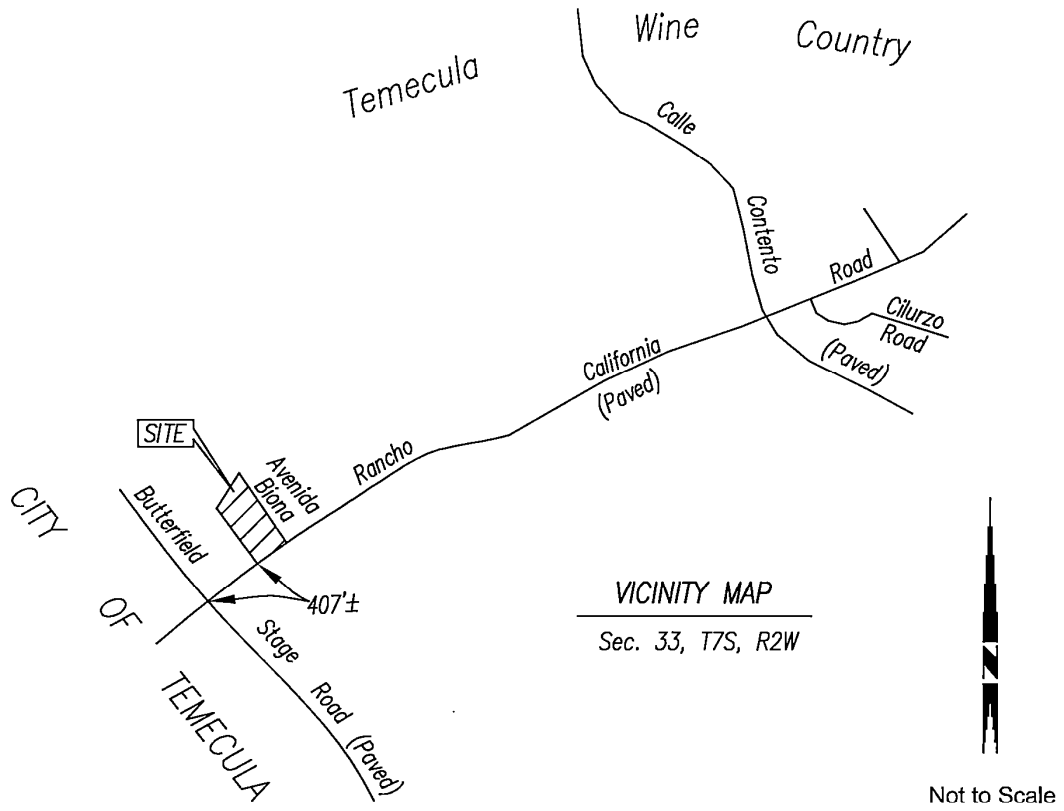
4M ENGINEERING AND DEVELOPMENT, INC.
41635 Enterprise Circle N. – Suite B
Temecula, California 92590
TEL: (951) 296–3466

LICENSED LAND SURVEYOR
MATTHEW W. SPIRO
LS8461
EXPIRES
12–31–24
STATE OF CALIFORNIA

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



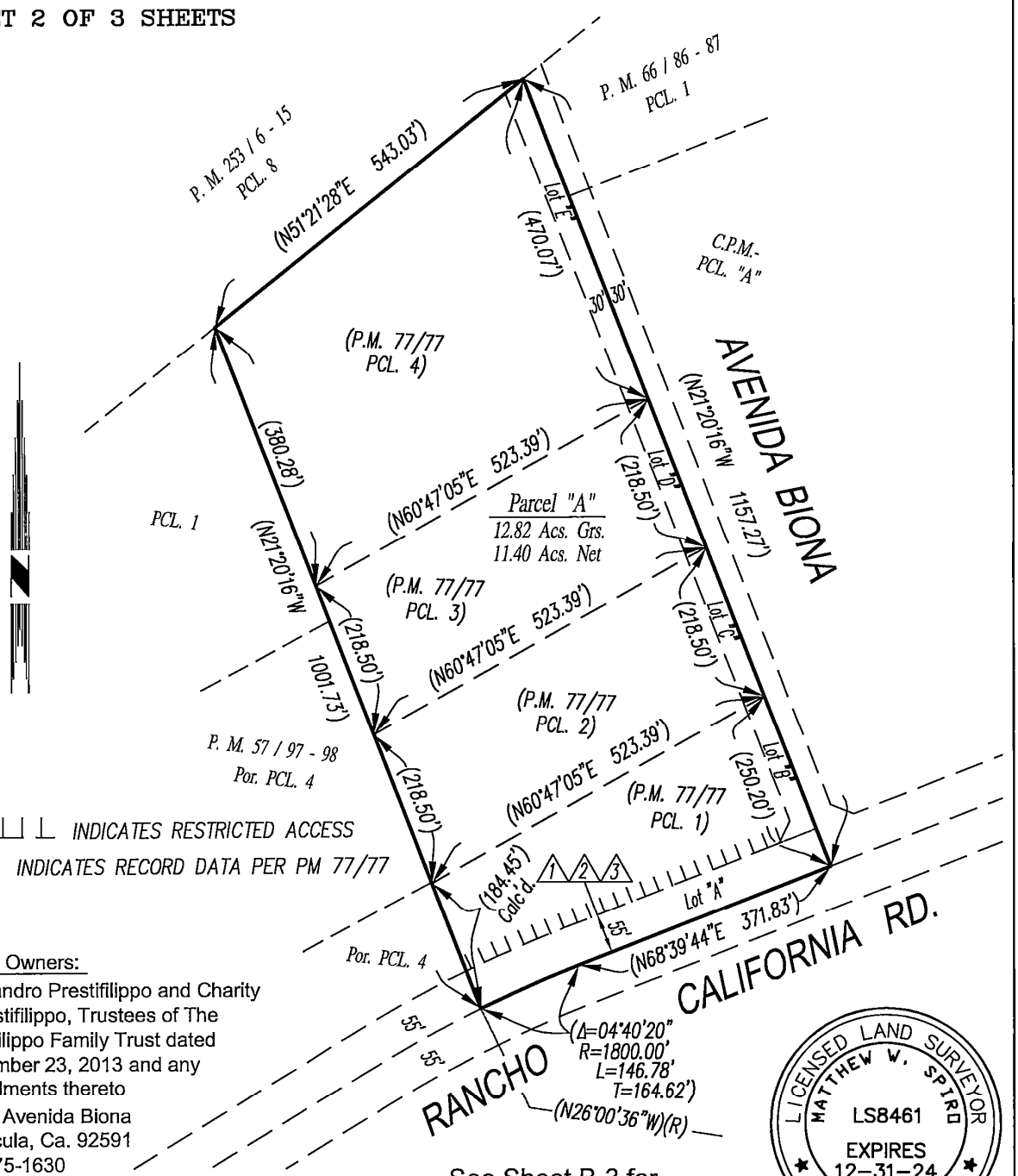
Record Owners:

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



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: 1"=200'

Assessor's Parcel Numbers: 943-090-019 thru 022

See Sheet B-3 for Easement Notes

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

LICENSED LAND SURVEYOR
MATTHEW W. SPIRO
LS8461
EXPIRES 12-31-24
STATE OF CALIFORNIA

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

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

SHEET 3 OF 3 SHEETS

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

2. *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.*

3. *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

COMPS

1

Parcel	933-160-041			**Site**	TEMECULA, CA 92590		
Owner	WILLIAM LUCKOW JR & KATHLEEN PRINDLE			**Mail**	2242 GREEN CANYON RD, FALLBROOK, CA 92028-4653		
Use	Misc. Structures - Ranch, Farm, Fixtures			**Zone**		**Sale Amt**	$ 225,000
Sale Date	10/23/2023						
Yr Blt		**Sqft**	0	**Assd**	$ 44,863	**Tract**	27324
Impr	$ 4,791	**Units**	0				
Rms	0	**Beds**	0	**Bths**	0.00	**PBaths**	
Lt Sz	433,422SF/9.95AC	**Lot**	7				
Page & Grid	-	**Tax Amount**	$ 2,790.96	**Tax Rate Area**	82-016	**Xmpt**	None
Tax Delinquent	N						

FARM 2.0: Farm - 6 Lines

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PRESTIFILIPPO FAMILY TRUST (DATED 9/23/2013)
41309 AVENIDA BIONA
TEMECULA, CA 92591
APN: 943-090-019 **Bedrooms:** 0
Telephone: **Bathrooms:** 0
Square Feet: 865 **Lot size:** 2
Year Built: 2014 **Garage:**
Sale Date:
Land Use: Misc. Structures - Ranch, Farm, Fixtures

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

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)

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

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

SANTOS FERNANDO JORGE
41333 ARMADA PL
TEMECULA, CA 92591
APN: 943-090-016 **Bedrooms:** 4
Telephone: **Bathrooms:** 2
Square Feet: 2,188 **Lot size:** 2
Year Built: 1979 **Garage:** A
Sale Date: 07/00/2010
Land Use: Single Family Residential

BENNETT DAVID MITCHELL
32376 CERCLE BEAUREGARD
TEMECULA, CA 92591
APN: 953-150-029 **Bedrooms:** 4
Telephone: **Bathrooms:** 3
Square Feet: 1,964 **Lot size:** 10,890
Year Built: 1999 **Garage:** A
Sale Date:
Land Use: Single Family Residential

BABEK FAMILY TRUST (DTD 2/23/08)
32381 CERCLE LATOUR
TEMECULA, CA 92591
APN: 953-150-018 **Bedrooms:** 4
Telephone: 951-764-1800 **Bathrooms:** 2
Square Feet: 2,795 **Lot size:** 8,712
Year Built: 1990 **Garage:** A
Sale Date: 02/01/2021
Land Use: Single Family Residential

VILLA DI GIOIA
41100 AVENIDA BIONA
TEMECULA, CA 92591
APN: 943-090-023 **Bedrooms:** 3
Telephone: **Bathrooms:** 3
Square Feet: 3,518 **Lot size:** 2
Year Built: 2007 **Garage:** A
Sale Date: 12/16/2021
Land Use: Rural Residence (Agricultural)

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

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Public Schools Report

Vintage Hills Elementary — 0.95 Mi from subject property

42240 Camino Romo
Temecula, CA 92592-2592
909-695-4260

- 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:

1 5 10

Paloma Elementary — 1.58 Mi from subject property

42940 Via Rami
Temecula, CA 92592-2592
909-302-5165

- 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:

1 5 10

Temecula Middle — 1.04 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

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Temecula Valley High — 1.45 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

API Score:

1 5 10

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

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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.

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Private Schools Report

ST JEANNE DE LESTONNAC SCHOOL — 0.40 Mi. from subject property

32650 AVENIDA LESTONNAC
TEMECULA, CA 92592-9222
951-587-2505
Gender: Coed

- 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 — 1.63 Mi. from subject property

31950 PAUBA ROAD
TEMECULA, CA 92592-3500
951-676-8111
Gender: Coed

- 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

DISCOVERY ISLE CHILD DEVELOPMENT CENTER — 2.72 Mi. from subject property

32220 US HIGHWAY 79 S
TEMECULA, CA 92592-6802
951-303-3055
Gender: Coed

- Prekindergarten - Kindergarten
- Nonsectarian
- Student Teacher Ratio: 1:16.0
- Full Time Equivalent Administrators: 1

Grade Membership:

PK	KDGN	Total
235	16	251

NEW COMMUNITY LUTHERAN CHILD DEVELOPMENT CENTER — 2.73 Mi. from subject property

30470 PAUBA ROAD
TEMECULA, CA 92592-6214
951-693-5524
Gender: Coed

- 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 — 2.78 Mi. from subject property

29601 MIRA LOMA DRIVE
TEMECULA, CA 92592-2242
951-676-7683
Gender: Coed

- 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

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MULBERRY CHILD CARE — 3.02 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

ABC CHILDCARE CENTER — 3.03 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 — 3.03 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

MOUNTAIN VIEW CHRISTIAN SCHOOL — 3.36 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 — 3.43 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

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TEMECULA CHRISTIAN SCHOOL — 3.46 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 — 3.59 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 — 3.92 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.

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TEMECULA, CA 92591-

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 %

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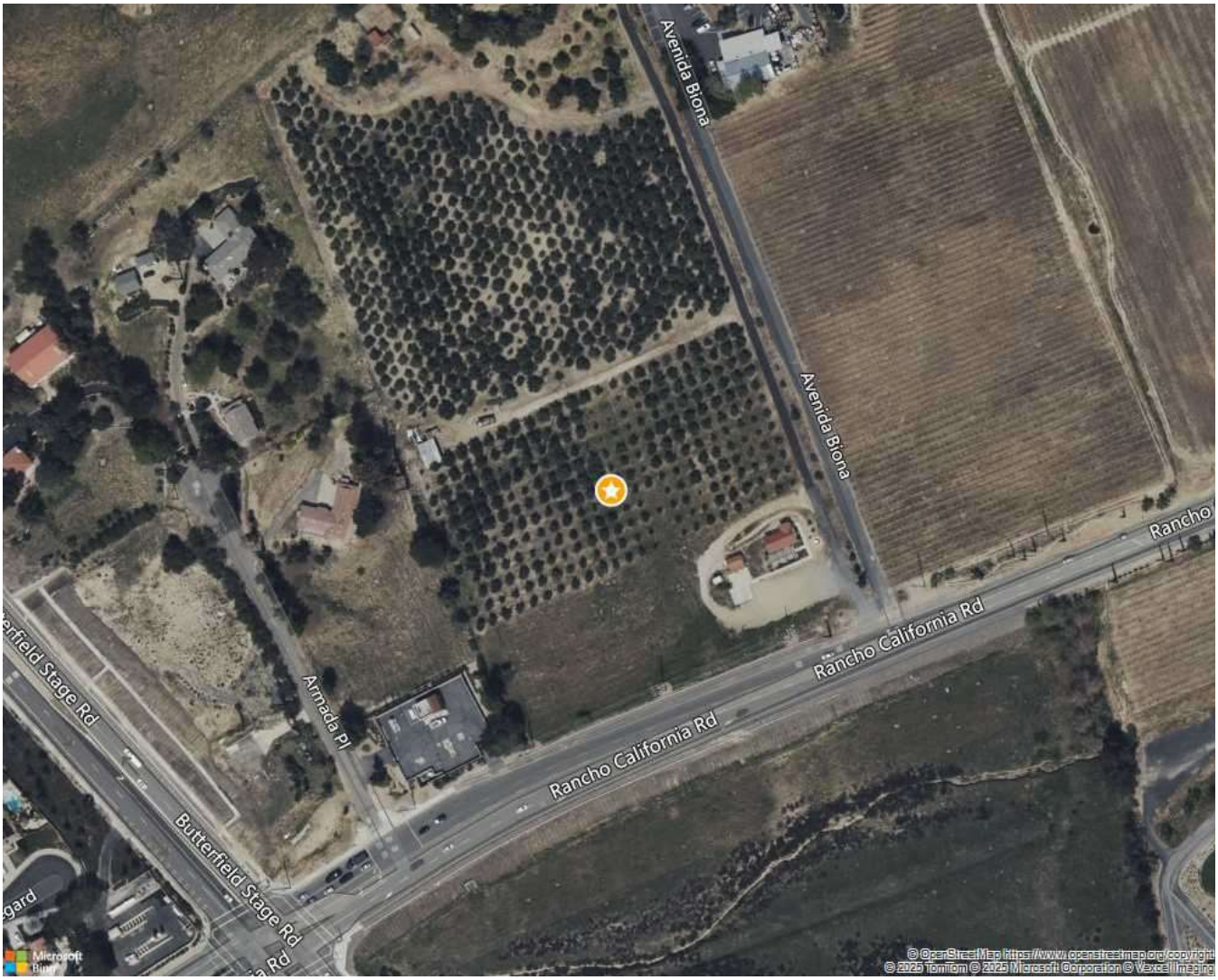
AERIAL PHOTOS



TEMECULA, CA 92591-

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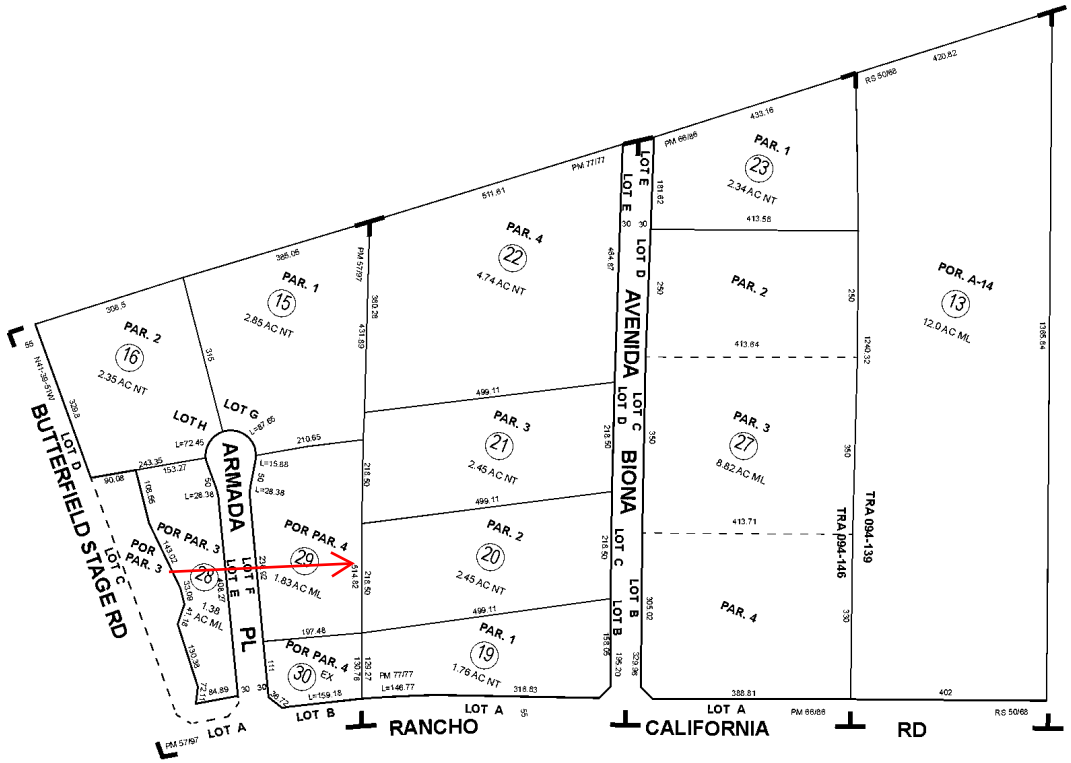
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

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

TRA 094-139
094-146

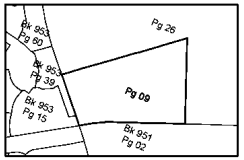
943-09



1 " = 200 '

Legend

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



Map Reference *

PM 57/97 - 98 PARCEL MAP NO. 10791
PM 66/86 - 87 PARCEL MAP NO. 12580
PM 77/77 PARCEL MAP NO. 12962
RS 50/68 - 75 RECORD OF SURVEY

Date	Old Number	New Number
8/1/1994	14	PG.06
4/1/1995	1-12	15-26,ST
2/1/1997	24-26	27
11/25/0008	17	28,ST
3/2/2015	18	29,30

Mar 2015

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

jtobin

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