

**RECORDING REQUESTED BY:**  
RIVERSIDE COUNTY SURVEYOR'S OFFICE  
4080 LEMON STREET, 8<sup>TH</sup> 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.



By: 

Deputy County Surveyor

Date: 10/17/2023

**NOTARY ACKNOWLEDGEMENT**

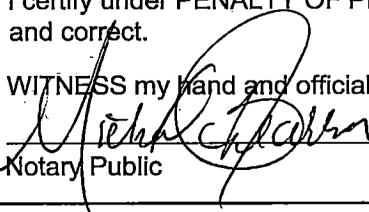
STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE

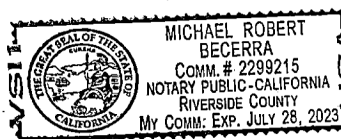
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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



**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



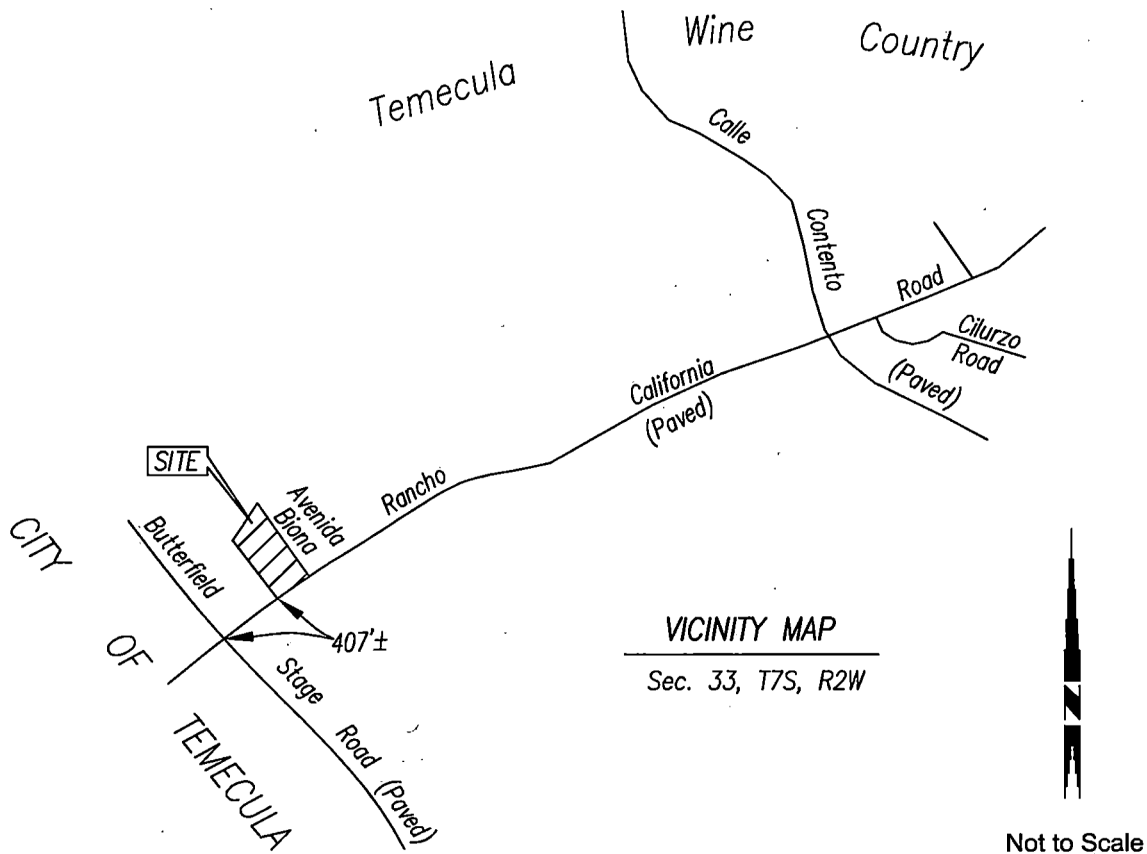
**4M ENGINEERING AND  
DEVELOPMENT, INC.**  
41635 Enterprise Circle N. – Suite B  
Temecula, California 92590  
TEL: (951) 296-3466



*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

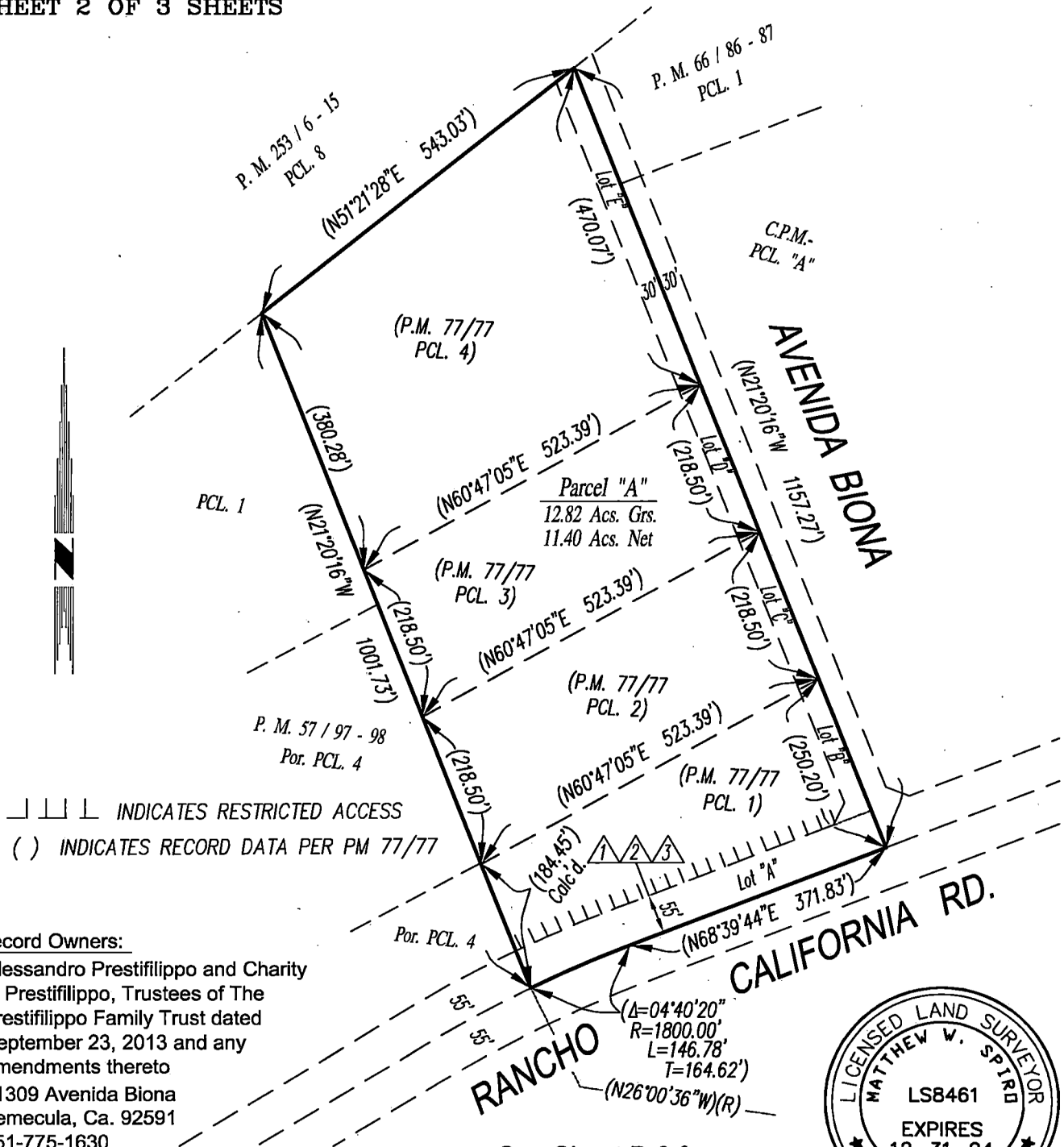
Assessor's Parcel Numbers: 943-090-019 thru 022



**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

**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



**4M ENGINEERING AND  
 DEVELOPMENT, INC.**

41635 Enterprise Circle N. - Suite B  
 Temecula, California 92590  
 TEL: (951) 296-3466

See Sheet B-3 for  
 Easement Notes



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**



*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  
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41635 Enterprise Circle N. - Suite B  
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TEL: (951) 296-3466



**Mark Lancaster**  
Director of Transportation

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND**  
**LAND MANAGEMENT AGENCY**

*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

Kenneth Smith

PRINTED NAME

Principal Engineering Tech

TITLE

SIGNATURE

Robert Williams

PRINTED NAME

Principal Engineering Tech

TITLE

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