**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:** | 943-090-021 |
| **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<br>TEMECULA, CA 92591-5014 |
| **Assessor Parcel Number :** | 943-090-021 |
| **CountyName :** | Riverside |
| **Tax Account ID :** | 943090021 |
| **Phone :** | N/A |
| **Census Tract :** | 0432.67 |
| **Housing Tract Number :** | N/A |
| **Lot Number :** | 3 |
| **Page Grid :** | - |
| **Legal Description :** | Lot: 3 ; Abbreviated Description: LOT:3 2.45 ACRES NET IN PAR 3 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 :** | $381,929 | **Tax Amount :** | $5,250.62 |
| **Land Value :** | $372,256 | **Tax Status :** | Current |
| **Improvement Value :** | $9,673 | **Tax Rate Area :** | 94-318 |
| **Percent Improvement :** | 2 % | **Homeowner Exemption :** | N |

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# Tax Search

Riverside, California
Searched: 943-090-021
Non-Order Search

Tax Year: 2025-2026
Tax Cover: 10/17/2025
Searched By: MARY LASATER
Searched On: 10/22/2025 11:33 AM

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

| | |
|---|---|
| APN: | **943-090-021** |
| Described As: | **2.45 ACRES NET IN PAR 3 PM 077/077 PM 12962** |
| Address: | |
| City: | **UNINCORPORATED - COUNTY OF RIVERSIDE** |
| Billing Address: | **41309 AVENIDA BIONA TEMECULA CA 92591** |
| Assessed Owner(s): | **PRESTIFILIPPO FAMILY TRUST DATED 9/23/2013; PRESTIFILIPPO CHARITY J; PRESTIFILIPPO ALESSANDRO** |
| Search As: | **Lot 3 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: | **8,844.00** | Date Transfer Acquired: | |
| **AGRICULTURAL LAND WITH MISC IMPS** | | Personal Property: | | Vesting: | |
| | | Fixtures: | **829.00** | Year Built: | |
| Region Code: | | Inventory: | | Year Last Modified: | |
| Flood Zone: | | | | | |
| Zoning Code: | | **Exemptions** | | | |
| Taxability Code: | | Homeowner: | | **Square Footage** | |
| | | Inventory: | | Land: | **106722** |
| Tax Rate: | **1.374763** | Personal Property: | | Improvements: | |
| Auditor Tax Rate: | **1.316920** | Religious: | | | |
| | | All Other: | | Tax Defaulted: | |
| | | Net Taxable Value: | **381,929.00** | Total Tax: | **5,250.62** |
| Bill #: | **2025001687844** | | | | |
| Issue Date: | | | | | |

| Installment | Amount | Penalty | Due Date | Status | Payment Date | Balance |
|---|---|---|---|---|---|---|
| **1st** | **2,625.31** | **262.53** | **12/10/2025** | **UNPAID** | | **2,625.31** |
| **2nd** | **2,625.31** | **300.59** | **04/10/2026** | **UNPAID** | | **2,625.31** |
| | | | | | **Total Balance:** | **5,250.62** |

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

| Account | Special Lien Description | Amount |
|---|---|---|
| **01-0000** | **GENERAL PURPOSE** | **3,819.28** |
| **03-6520** | **TEMECULA VALLEY UNIFIED SCHOOL B & I** | **57.21** |
| **03-9201** | **MT SAN JACINTO JR COLLEGE** | **9.70** |
| **04-5301** | **METROPOLITAN WATER EAST** | **26.74** |
| **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<br><br>When recorded, return to:<br><br>Riverside County Transportation Department<br>8th Floor County Administrative Center<br>4080 Lemon Street, Riverside, Ca. 92502-1409<br>Mail Stop # 1080<br><br>No Fee, 6103 Government Code<br>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

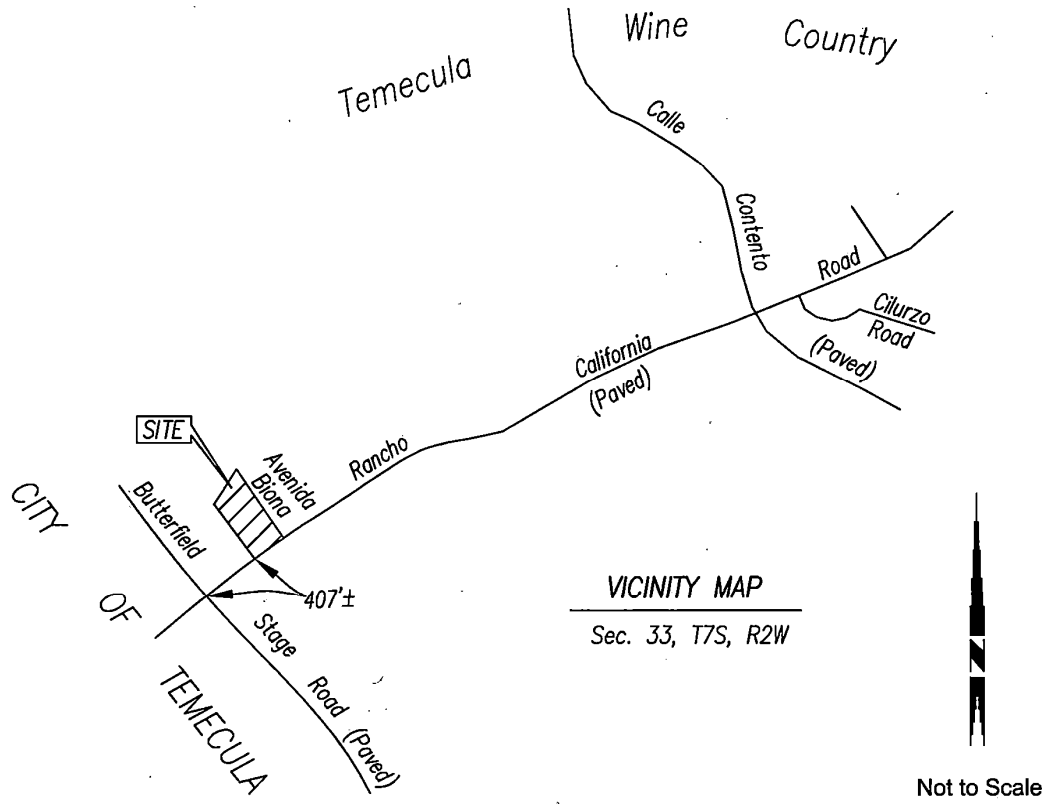
LICENSED LAND SURVEYOR
MATTHEW W. SPIRO
LS8461
EXPIRES
12–31–24
STATE OF CALIFORNIA

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

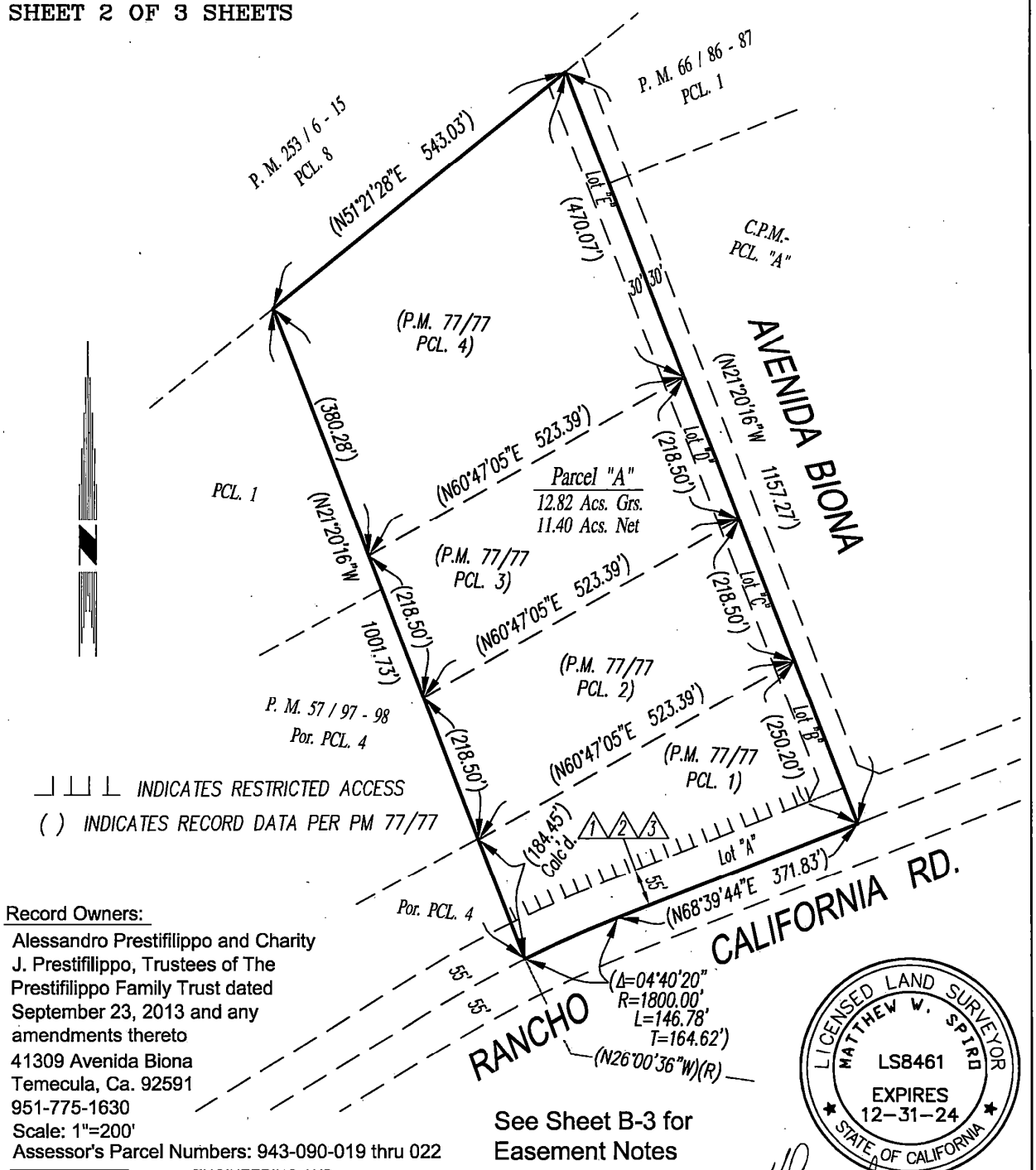
4M ENGINEERING AND DEVELOPMENT, INC.
41635 Enterprise Circle N. – Suite B
Temecula, California 92590
TEL: (951) 296-3466



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

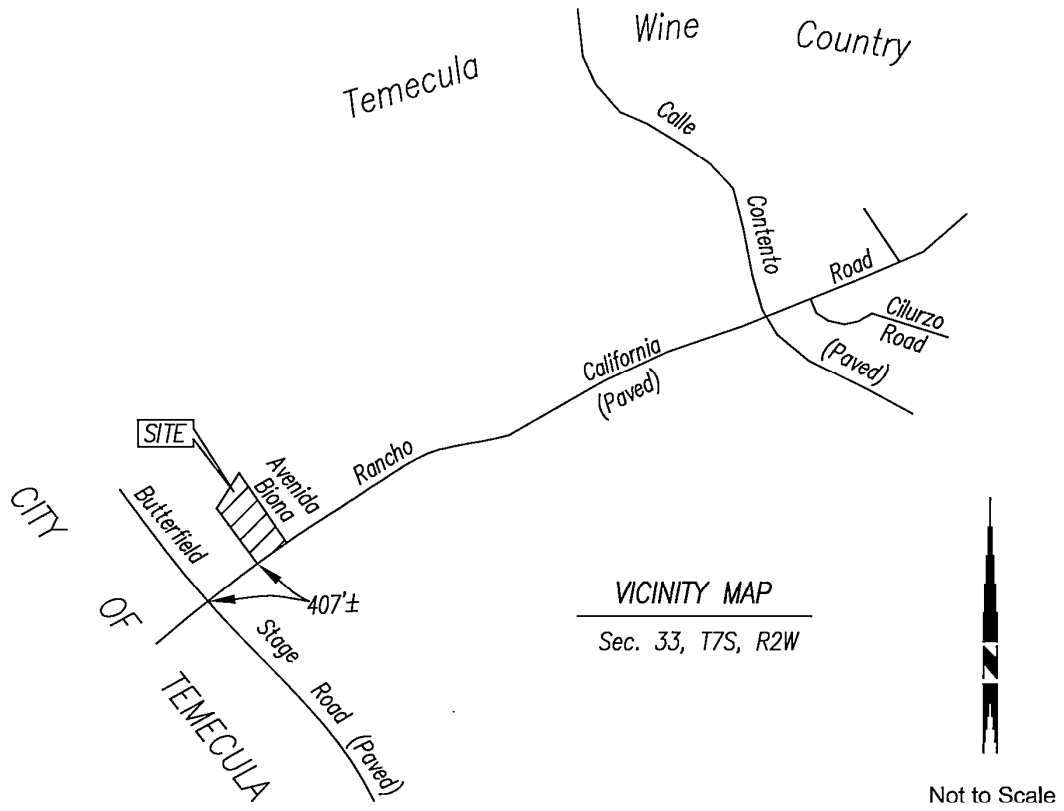
4M ENGINEERING AND DEVELOPMENT, INC.
41635 Enterprise Circle N. – Suite B
Temecula, California 92590
TEL: (951) 296–3466

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



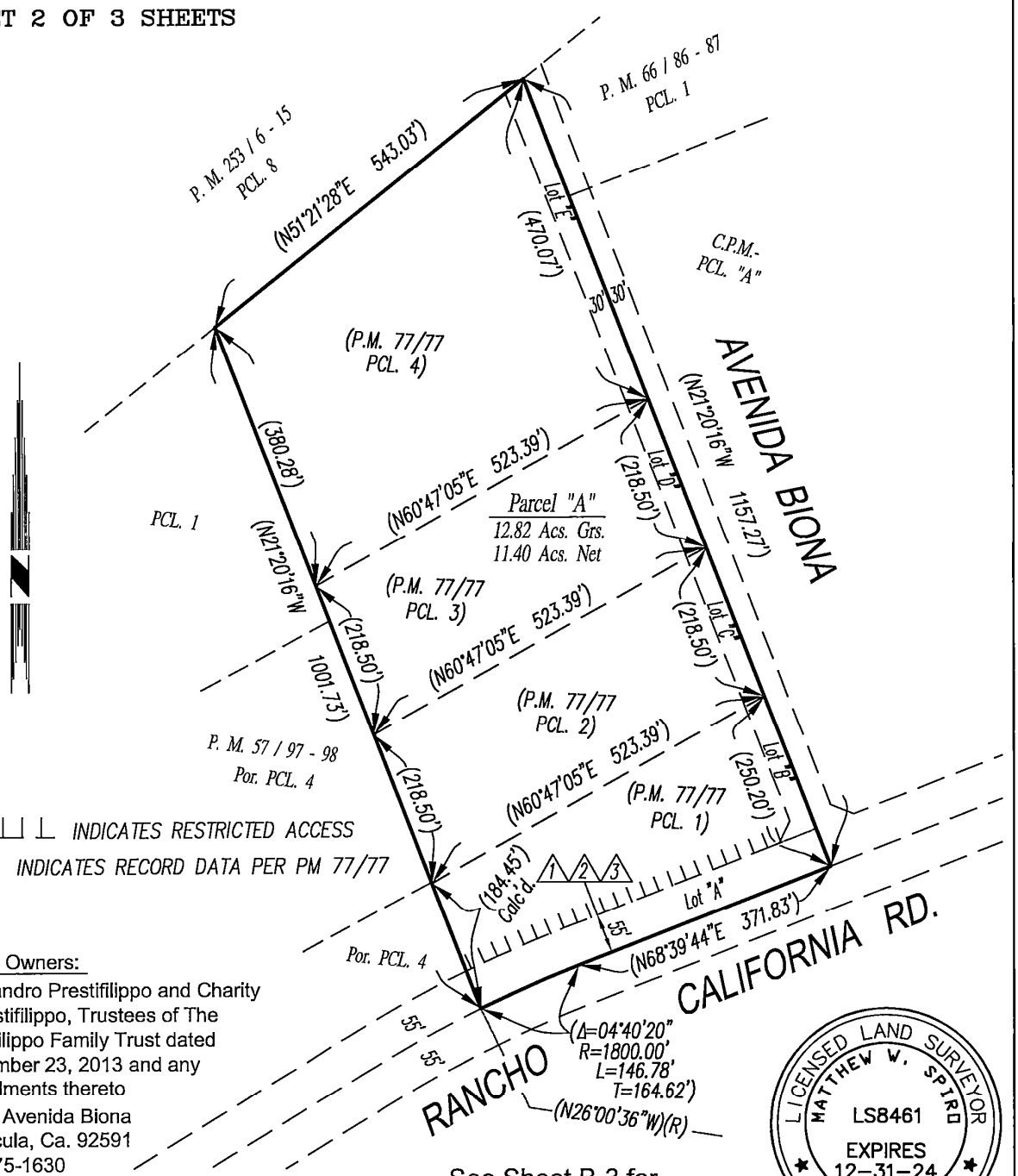

Record Owners:

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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*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

*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

*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

*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

*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

*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)

*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

*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

*DONVITO KRISTINA LYNN 2020 LIVING TRUST*
**32373 CERCLE LATOUR**
**TEMECULA, CA 92591**
**APN:** 953-150-019 **Bedrooms:** 4
**Telephone:** **Bathrooms:** 2
**Square Feet:** 2,012 **Lot size:** 7,405
**Year Built:** 1990 **Garage:** A
**Sale Date:** 07/21/2021
**Land Use:** Single Family Residential

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# Public Schools Report

## Vintage Hills Elementary — 0.98 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 — 1.61 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 — 1.08 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 — 1.47 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 — 0.44 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 — 1.66 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 |

## NEW COMMUNITY LUTHERAN CHILD DEVELOPMENT CENTER — 2.74 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 |

## DISCOVERY ISLE CHILD DEVELOPMENT CENTER — 2.76 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 |

## 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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## ABC CHILDCARE CENTER
**3.02 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
**3.02 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
**3.06 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
**3.36 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
**3.44 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 — 3.47 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 — 3.60 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 — 3.96 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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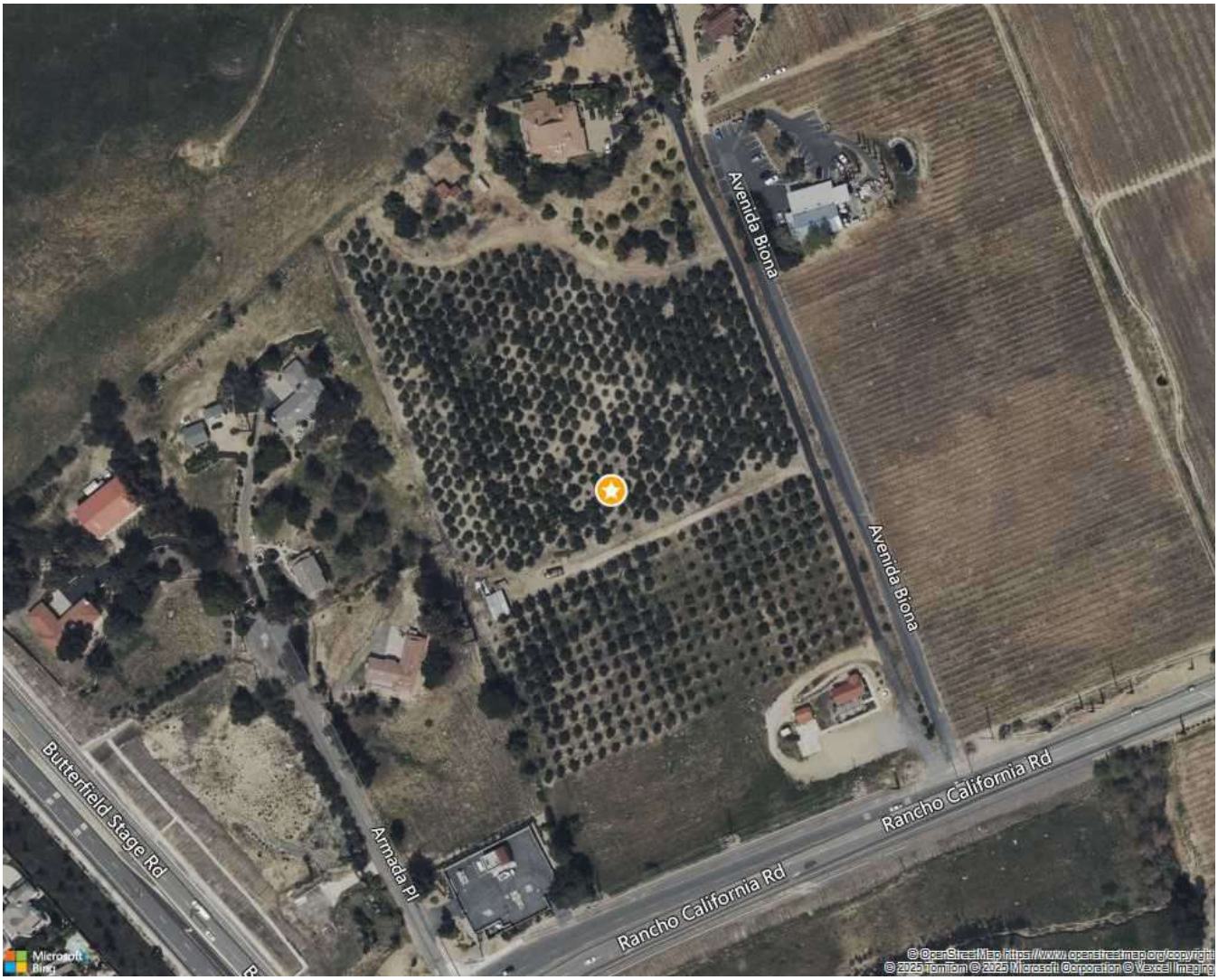
# AERIAL PHOTOS




**TEMECULA, CA 92591-**

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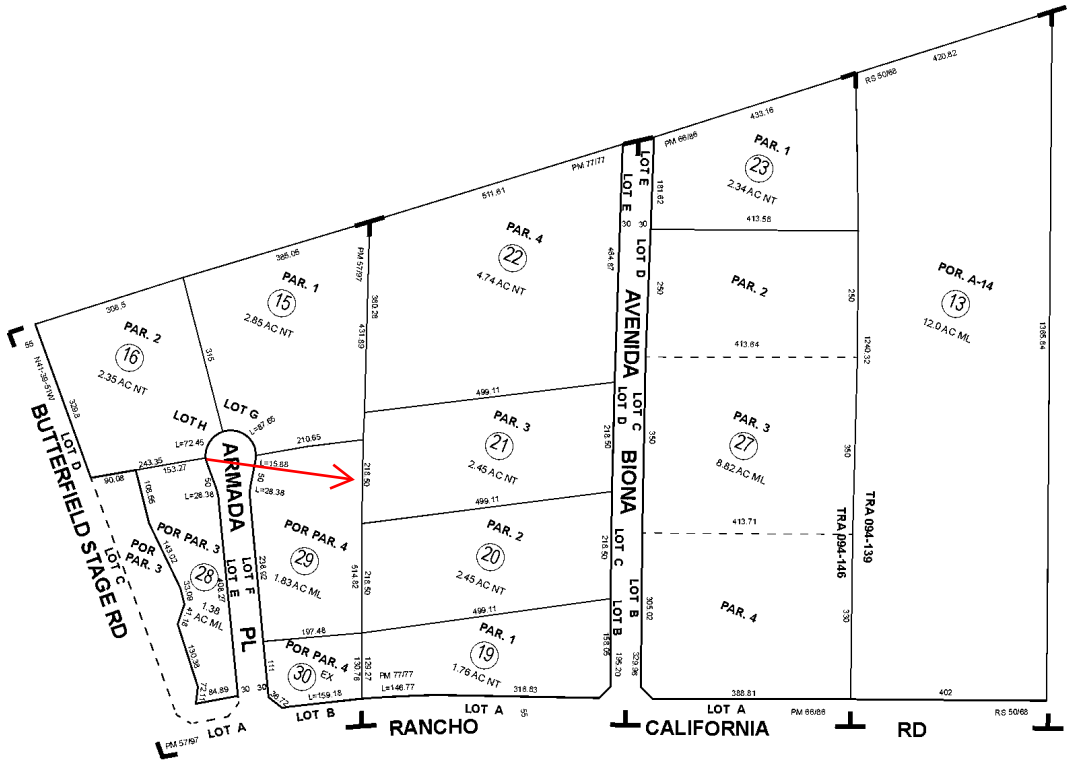
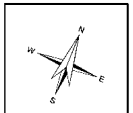
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

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

TRA 094-139
094-146

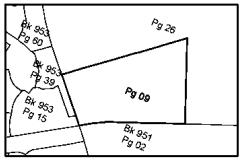
# 943-09




**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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Lawyers Title