

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

307A



FORM APPROVED COUNTY COUNSEL  
DATE 2/23/15  
BY: GREGORY P. PRIAMOS  
Departmental Concurrence

**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
February 5, 2015

**SUBJECT:** Execution of Land Conservation Contract for Coachella Valley Agricultural Preserve No. 45, Map No. 265 – Case No. AGN00168 – Owner: Peter Rabbit Farms – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – 96.04 Acres. [\$0]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **APPROVE** and **AUTHORIZE** the Chairman of the Board of Supervisors to execute the attached land conservation contract for real property located within the Coachella Valley Agricultural Preserve No. 45, Map No. 265, based on the findings and conclusions set forth herein; and
2. **DIRECT** the Clerk of the Board of Supervisors to record the contract with the Office of the County Recorder.

**FINDINGS:**

1. The subject property is located north-east corner of 76<sup>th</sup> Avenue and Polk Street.

(continued on next page)

Juan C. Perez  
TLMA Director  
SW:lr

*Steve Weiss*  
Steve Weiss, AICP  
Planning Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	

**SOURCE OF FUNDS:** Deposit based funds. **Budget Adjustment:** N/A  
**For Fiscal Year:** N/A

**C.E.O. RECOMMENDATION:**

APPROVE

BY: *Tina Grande*  
Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.:

District: 4

Agenda Number:

3-32

**Findings (continued)**

2. A previous owner of the property entered into a Land Conservation Contract with the County which included the subject property and which was recorded on February 22, 1974, as Instrument No. 21258, with an agreement date of January 1, 1974.
3. Subsequently, a notice of nonrenewal was filed on the subject property which was recorded on December 24, 2002 as Instrument No. 2002-772515. This notice caused the present contract as it applies to the subject property to expire on January 1, 2004.
4. The current owner of the subject property, Peter Rabbit Farms, has requested to enter into a new contract as provided for in the County's Rules and Regulations Governing Agricultural Preserves.
5. There are no cities within one mile of the subject property and it currently meets all size, zoning, and use requirements necessary to be placed under a new contract.
6. The land is eligible to be under contract because it is within the approved and existing Coachella Valley Agricultural Preserve No. 45, Map No. 265 and the land is devoted to row crop agricultural production, which is an eligible agricultural use to be the subject of a land conservation contract between the County and the landowner.

**Conclusion:**

1. The execution of this land conservation contract is consistent with the provisions of the Land Conservation Act of 1965 and the Rules and Regulations Governing Agricultural Preserves in Riverside County as adopted by the Board of Supervisors.
2. The execution of this contract is consistent with the Riverside County General Plan.

**Impact on Citizens and Businesses**

None. The proposed action is the re-instatement of a contract within an existing agricultural preserve to allow the property owner to benefit from reduced property taxes in exchange for keeping that property under agricultural use.

**ATTACHMENTS :**

- A. Land Conservation Contract between Riverside County and Peter Rabbit Farms (3 copies)**
- B. Notice of Non-Renewal related to subject property**

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

**CLERK OF THE BOARD  
DEPARTMENT  
(CAC ANNEX - 1st Floor)**

AND WHEN RECORDED MAIL TO:

**RETURN TO: STOP #1010**  
**Clerk of the Board**  
**(CAC Annex Bldg. - 1 Floor)**

**DOC # 2002-772515**

12/24/2002 08:00A Fee:NC

Page 1 of 6

Recorded in Official Records  
County of Riverside

Gary L. Orso  
Assessor, County Clerk & Recorder



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(1)

**NOTICE OF NON-RENEWAL**  
**AGRICULTURAL PRESERVE (AGN 00040)**

Title of Document

**(COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 47, MAP NO. 265)**  
**(OWNER: CARDINAL PRODUCE SALES, INC.)**

**(TLMA / PLANNING)**



**ORIGINAL**

**THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE  
FOR RECORDING INFORMATION**



COUNTY OF RIVERSIDE  
TRANSPORTATION AND  
LAND MANAGEMENT AGENCY



PLANNING DEPARTMENT

Richard K. Lashbrook  
Agency Director

Aleta J. Laurence  
Director of Planning

PLEASE SUBMIT THIS FORM TO THE PLANNING  
DEPARTMENT WITH THE APPROPRIATE FILING FEE

Recorded at the request of,  
and to be returned to:

Riverside County Planning Department  
4080 Lemon Street, 9th Floor  
Riverside, CA 92502-1409

Clerk of the Board of Supervisors  
4080 Lemon Street, 14th Floor  
Riverside, CA 92501  
cc: Planning Department

Filed 10/15/02  
OK'd 12/18/02 KB

NOTICE OF NON-RENEWAL

NOTICE IS HEREBY GIVEN pursuant to Section 51245 of the California Government Code that the undersigned, being all of the owners of the affected real property, elect not to renew Land Conservation Contract or Agreement dated Jan. 1, 1974 and recorded on Feb. 22, 1974, as Instrument No. 21258 in the Office of the County Recorder of Riverside County, California. The real property affected by this notice is located in the Coachella Valley Agricultural Preserve No. 47, Annex No. 1, Map No. 265. Dated: Sept. 27, 2002.

STATE OF CALIFORNIA  
COUNTY OF Riverside

On Septem  
before me personally appeared  
John Powell Jr.  
known to me to be the person

whose name is subscribed to the  
within instrument and acknowledged that  
he  
executed the same.

[Signature]  
Notary Public

Owner(s)  
Cardinal Produce Sales, Inc.  
[Signature], Secretary/  
Treasurer

Mailing Address:  
85-810 Grapefruit Blvd.  
Coachella, CA 92236  
Code area and parcel number(s) of land  
affected:

APN	Sec/T/R
755-090-001	03T8R8

FORM 2950089 (8/00)



ORIGINAL



**JURAT WITH AFFIANT STATEMENT**

State of California  
County of Riverside } ss.

- See Attached Document (Notary to cross out lines 1-8 below)
- See Statement Below (Lines 1-7 to be completed only by document signer[s], not Notary)

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

Subscribed and sworn to (or affirmed) before me this 27th day of September,  
Date Month

2002, by  
Year  
(1) John Russell Jr. Secretary  
Name of Signer(s) Cardinal Health, Inc

(2) \_\_\_\_\_  
Name of Signer(s)



Place Notary Seal Above

[Signature]  
Signature of Notary Public

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Further Description of Any Attached Document**

Title or Type of Document: Co. of Riverside Form 2950089  
Document Date: Sept. 27, 2002 Number of Pages: 3  
Signer(s) Other Than Named Above: \_\_\_\_\_



**EXHIBIT A**  
**COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 47**  
**MAP NO. 265**

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

ALL OF COACHELLA GRAPE FRUIT ORCHARDS SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 18, PAGE 14 OF MAPS, RIVERSIDE COUNTY RECORDS, BEING A SUBDIVISION OF THE FRACTIONAL NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN;

EXCEPTING FROM LOT 21 THAT PORTION THEREOF CONVEYED TO THE STATE OF CALIFORNIA BY DEED FROM COACHELLA GRAPEFRUIT ORCHARDS, INC., RECORDED MAY 6, 1932 IN BOOK 75, PAGE 306 OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS DESCRIBED AS FOLLOWS:

A PORTION OF SAID LOT 21 BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 21; THENCE SOUTH 00 DEGREES 37' 06", EAST 8.66 FEET ALONG THE EAST LINE OF SAID LOT 21; THENCE CURVING TO THE RIGHT FROM A TANGENT BEARING NORTH 32 DEGREES 07' 01" WEST WITH A RADIUS OF 10,050 FEET, THROUGH AN ANGLE OF 00 DEGREES 03' 30" A DISTANCE OF 10.23 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 21; THENCE SOUTH 89 DEGREES 54' 30" EAST 5.42 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

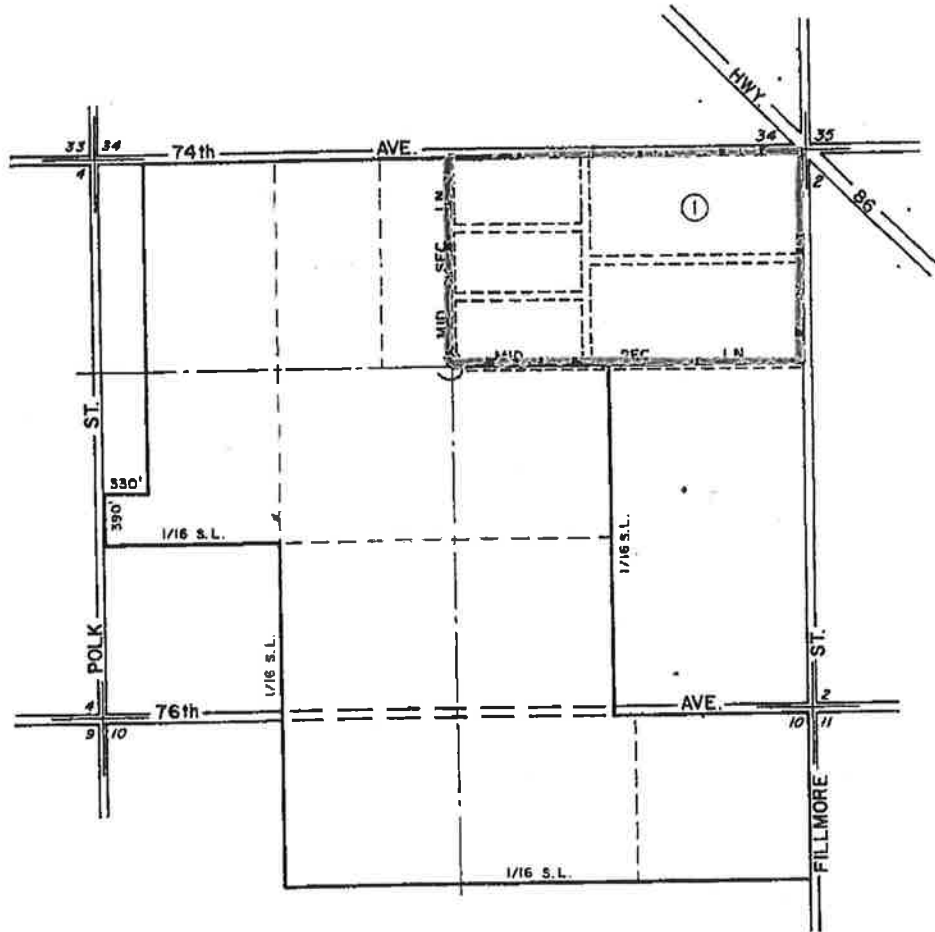
<b>Owner</b>	<b>Acreage</b>	<b>Assessor Parcel No.</b>
Cardinal Produce Sales, Inc.	95.97 (net)	755-090-001
<b>TOTAL</b>	<b>95.97 (net)</b>	



# MAP NO. 213 COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 47

AMENDED BY MAP NO. 265

*T. 8S - R. 8E*



AMENDMENTS

AMENDMENT NO. 1, NOV. 20, 73, MAP NO. 265

ADOPTED ON FEBRUARY 1, 1972  
BY THE BOARD OF SUPERVISORS  
OF THE COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA.



2662-72515  
12/24/2002 09:06A  
6 of 6



RECORDING REQUESTED BY  
RIVERSIDE COUNTY

THIS AREA FOR RECORDER'S USE ONLY

When recorded, return to:

Stop #1010  
Clerk of the Board of Supervisors  
Riverside CA, 1<sup>st</sup> Floor

No fee, 6103 Government Code

LAND CONSERVATION CONTRACT

COUNTY OF RIVERSIDE, herein called "County," and

Peter Rabbit Farms

herein called "Owner," mutually agree:

1. This contract is made pursuant to the California Land Conservation Act of 1965 (Government Code, Section 51200, et seq.) and affects the real property described in Exhibit "A" attached hereto and made a part of this contract, which lies within the Coachella Valley Agricultural Preserve No. 47, Map No. 265.
2. This contract shall take effect on January 1, 2015, and shall remain in effect for an initial term of 10 years.
3. On each anniversary date of this contract, one year shall be added to the initial term unless notice of non-renewal shall be given as provided in Section 51245 of the Government Code. Any notice of non-renewal referring to this contract shall be recorded by the County in the office of the County Recorder whenever the contract is not renewed.
4. This contract may be canceled only in accordance with Section 51280, et seq., of the Government Code relating to cancellation, as now written or hereafter amended.
5. When any portion of land subject to this contract is acquired by condemnation of the fee title, or by purchase in lieu thereof, for a public improvement, this contract shall become null and void thereafter as to such portion, and may be amended to correctly reflect the description of any portion not so acquired.
6. In consideration of the execution hereof by County, and the execution by County and other owners within the preserve of similar contracts, the Owner, during the term of this contract, including any renewal period, agrees to use the described land only for agricultural uses and such compatible uses as are permitted by or pursuant to the Uniform Rules established for the administration of agricultural preserves by Riverside County Ordinance Number No. 509. Said Uniform Rules are by this reference incorporated in and made a part of this contract.
7. In consideration of the execution hereof by the Owner and the execution of similar contracts by other property owners within the same agricultural preserve, County agrees not to authorize uses, other than uses permitted by or pursuant to said Uniform Rules, within said agricultural preserve, during the term of this contract or any renewal thereof. Nothing herein shall prohibit a change of boundaries of said agricultural preserve to omit lands not subject to such contract or to include additional lands.
8. Any notice to be given to the Owner pursuant to this contract or said Uniform Rules may be sent by U.S. Mail addressed to the Owner at the address shown below the signature of the Owner. Like notices to County may be sent by U.S. Mail addressed to Clerk, Board of Supervisors, P.O. Box 1010, Riverside, CA 92502-1010. Either party may change such address by notice to the other.



9. This contract shall constitute a covenant running with the land herein described, and shall be binding upon and inure to the benefit of the heirs, successors and assigns of the parties hereto. This contract may be enforced by either party or by any owner of land within the same agricultural preserve which is subject to a similar contract.

Dated as of: January 1, \_\_\_\_\_

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE

ATTEST:  
Clerk of the Riverside County Board of Supervisors

BY \_\_\_\_\_  
Chairman, Board of Supervisors

FORM APPROVED COUNTY COUNSEL  
BY: Michelle Clack 2/17/15  
MICHELLE CLACK DATE

By \_\_\_\_\_  
(Seal) Deputy

**OWNER(S) SIGNATURE AND ADDRESS**

Owner:                     Joy . Pres.                      
Owner: \_\_\_\_\_  
Owner: \_\_\_\_\_  
Owner: \_\_\_\_\_

Mailing Address: 85810 Peter Rabbit Lane, Coachella, CA 92236-1897

**NOTARY 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 Riverside )

On 1/9/2015 before me, Christina L. McCulloch, Notary Public  
(Date) (Name and Title of officer)

personally appeared John P. Powell, Jr. who  
(Name(s) of signer(s))

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  
Christina L. McCulloch  
Notary Public

{SEAL}



**EXHIBIT A**  
**COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 47**  
**MAP NO. 265**

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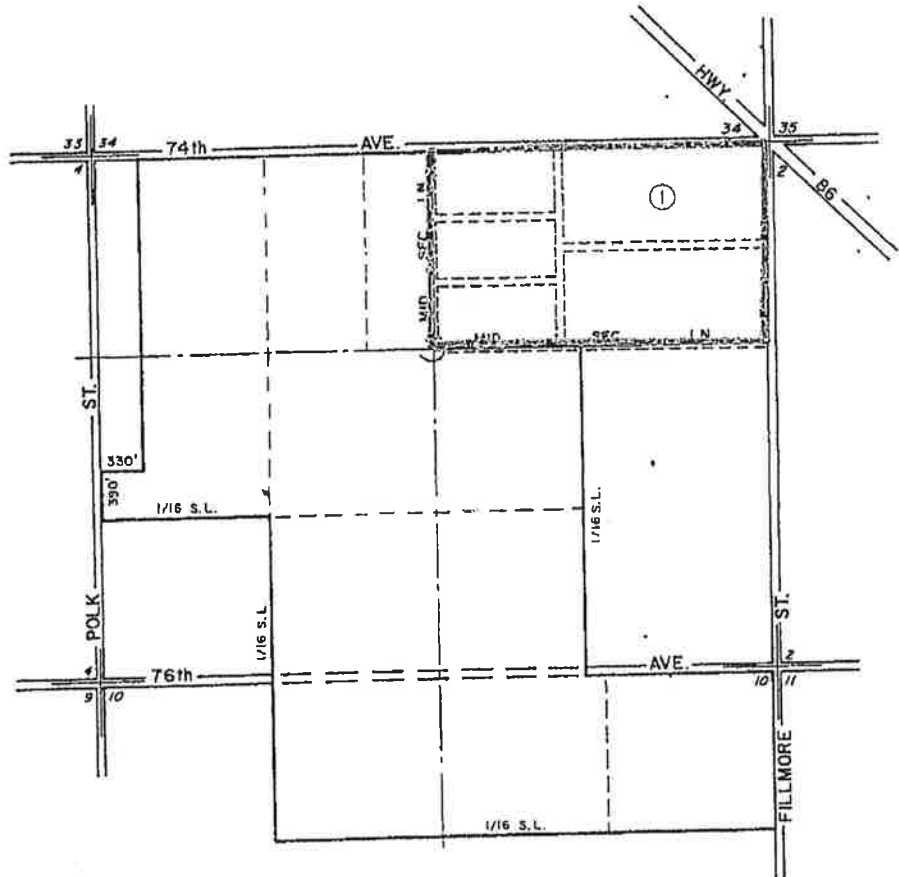
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Owner	Acreage	Assessor Parcel No.
Peter Rabbit Farms	95.97 (net)	755-090-003-9
<b>TOTAL</b>	<b>95.97 (net)</b>	

# MAP NO. 213 COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 47

AMENDED BY MAP NO. 265  
T. 8 S - R. 8 E



AMENDMENTS

AMENDMENT NO. 1, NOV. 20, 73, MAP NO. 265

ADOPTED ON FEBRUARY 1, 1972  
BY THE BOARD OF SUPERVISORS  
OF THE COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA.



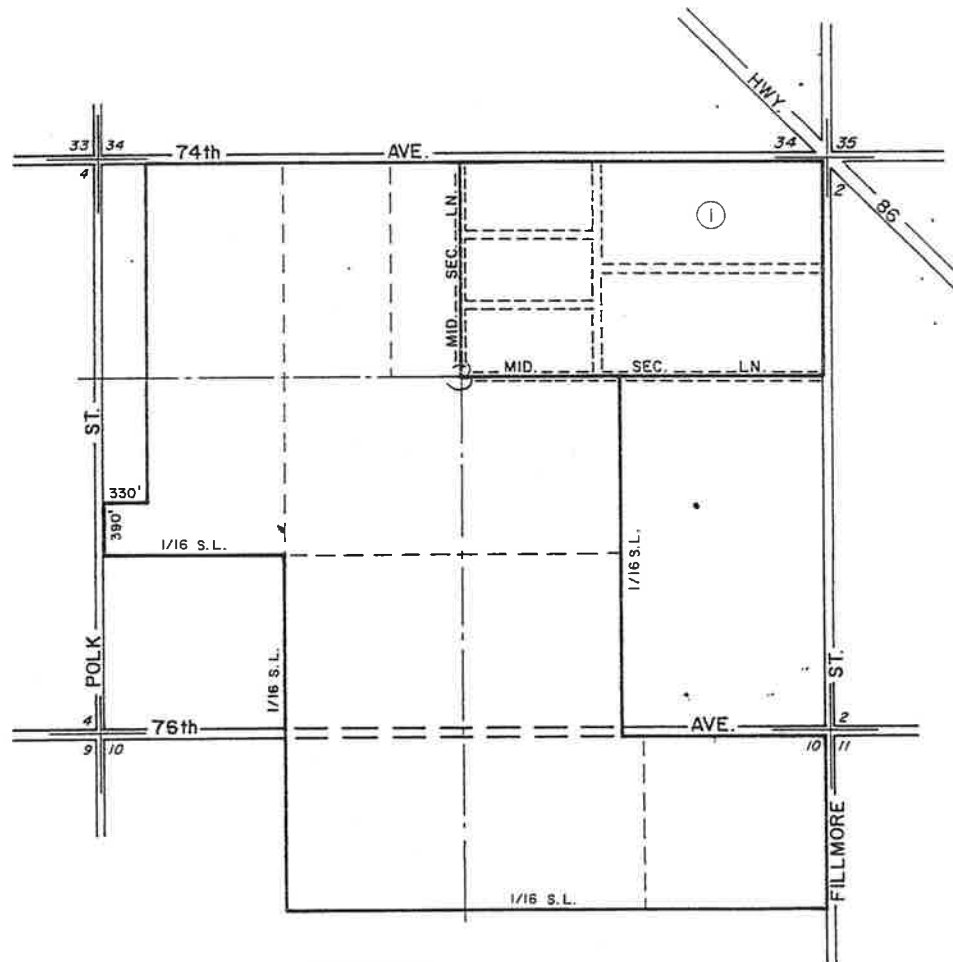
2062-72515  
12/24/2062 08:00A  
6 of 6



# MAP NO. 213 COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 47

AMENDED BY MAP NO. 265

T. 8 S - R. 8 E

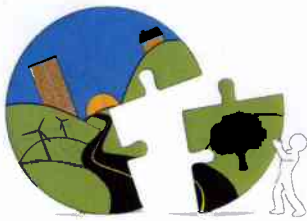


AMENDMENTS

AMENDMENT NO. 1, NOV. 20, 73, MAP NO. 265

ADOPTED ON FEBRUARY 1, 1972  
BY THE BOARD OF SUPERVISORS  
OF THE COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA.





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

**DATE:** March 5, 2015

**TO:** Clerk of the Board of Supervisors

**FROM:** Planning Department - Riverside Office

**SUBJECT:** Execution of Land Conservation Contract for Coachella Valley Agricultural Preserve No. 45,  
Map No. 265 – Case No. AGN00168

(Charge your time to these case numbers)

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- |   |   |
|---|---|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT)                   | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)        |
| <input type="checkbox"/> Labels provided If Set For Hearing                                     | <input type="checkbox"/> Publish in Newspaper:  |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement**  |
| <input type="checkbox"/> Place on Consent Calendar  | <input type="checkbox"/> **SELECT CEQA Determination**  |
| <input checked="" type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC)     | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP)                          | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided)   |
|   | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO              |

**Any questions contact Larry Ross at 951-955-9294 or LROSS@RCTLMA.ORG**

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
February 5, 2015

**SUBJECT:** Execution of Land Conservation Contract for Coachella Valley Agricultural Preserve No. 45, Map No. 265 – Case No. AGN00168 – Owner: Peter Rabbit Farms – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – 96.04 Acres. [\$0]

**RECOMMENDED MOTION:** That the Board of Supervisors:

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2. **DIRECT** the Clerk of the Board of Supervisors to record the contract with the Office of the County Recorder.

**FINDINGS:**

1. The subject property is located north-east corner of 76<sup>th</sup> Avenue and Polk Street.

(continued on next page)

Juan C. Perez  
TLMA Director  
SW:lr

  
Steve Weiss, AICP  
Planning Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A	

**SOURCE OF FUNDS:** Deposit based funds.

**Budget Adjustment:** N/A  
**For Fiscal Year:** N/A

**C.E.O. RECOMMENDATION:**

**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

FORM APPROVED COUNTY COUNSEL 2/23/15  
BY: GREGORY P. PRIAMOS DATE  
Departmental Concurrence

- A-30
- Positions Added
- 4/5 Vote
- Change Order

**Prev. Agn. Ref.:**

**District: 4**

**Agenda Number:**

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

**FORM 11: Execution of Land Conservation Contract for Coachella Valley Agricultural Preserve No. 45, Map No. 265 – Case No. AGN00168**

**DATE: February 5, 2015**

**PAGE: 2 of 2**

**Findings (continued)**

2. A previous owner of the property entered into a Land Conservation Contract with the County which included the subject property and which was recorded on February 22, 1974, as Instrument No. 21258, with an agreement date of January 1, 1974.
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**Conclusion:**

1. The execution of this land conservation contract is consistent with the provisions of the Land Conservation Act of 1965 and the Rules and Regulations Governing Agricultural Preserves in Riverside County as adopted by the Board of Supervisors.
2. The execution of this contract is consistent with the Riverside County General Plan.

**Impact on Citizens and Businesses**

None. The proposed action is the re-instatement of a contract within an existing agricultural preserve to allow the property owner to benefit from reduced property taxes in exchange for keeping that property under agricultural use.

**ATTACHMENTS :**

- A. Land Conservation Contract between Riverside County and Peter Rabbit Farms (3 copies)**
- B. Notice of Non-Renewal related to subject property**

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

**CLERK OF THE BOARD  
DEPARTMENT  
(CAC ANNEX - 1st Floor)**

**DOC # 2002-772515**

12/24/2002 08:00A Fee:NC

Page 1 of 8

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



AND WHEN RECORDED MAIL TO:

RETURN TO: STOP #1010  
Clerk of the Board  
(CAC Annex Bldg. - 1 Floor)

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	BMF	MISC.
	1		6						
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A	R	L			COPY	LONG	REFUND	NCHG	EXAM

(1)

**NOTICE OF NON-RENEWAL**  
**AGRICULTURAL PRESERVE (AGN 00040)**

Title of Document

(COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 47, MAP NO. 265)  
(OWNER: CARDINAL PRODUCE SALES, INC.)

LM

(TLMA / PLANNING)

ORIGINAL

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE  
FOR RECORDING INFORMATION





COUNTY OF RIVERSIDE  
 TRANSPORTATION AND  
 LAND MANAGEMENT AGENCY  
 PLANNING DEPARTMENT



Richard K. Lashbrook  
 Agency Director

Aleta J. Laurence  
 Director of Planning

PLEASE SUBMIT THIS FORM TO THE PLANNING  
 DEPARTMENT WITH THE APPROPRIATE FILING FEE

Recorded at the request of,  
 and to be returned to:

Riverside County Planning Department  
 4080 Lemon Street, 9th Floor  
 Riverside, CA 92502-1409

Clerk of the Board of Supervisors  
 4080 Lemon Street, 14th Floor  
 Riverside, CA 92501  
 cc: Planning Department

*Filed 10/15/02  
 OK'd 12/13/02 KB*

**NOTICE OF NON-RENEWAL**

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STATE OF CALIFORNIA  
 COUNTY OF Riverside  
 On Septem  
 before me personally appeared  
John Powell Jr.  
 known to me to be the person  
 whose name is subscribed to the  
 within instrument and acknowledged that  
he  
 executed the same.

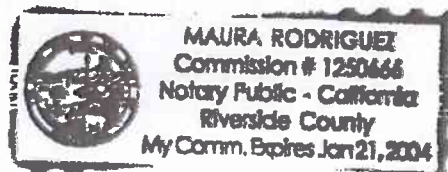
*[Signature]*  
 Notary Public

Owner(s)  
Cardinal Produce Sales, Inc.  
J. J. [Signature], Secretary  
Treasurer

Mailing Address:  
85-810 Grapefruit Blvd.  
Coachella, CA 92236  
 Code area and parcel number(s) of land  
 affected:

APN	Sec/T/R
755-090-001	03T8R8

FORM 2950089 (8/00)



ORIGINAL



2002-772515  
 12/24/2002 08:00A  
 2 of 6

**JURAT WITH AFFIANT STATEMENT**

State of California }  
County of Riverside } ss.

- See Attached Document (Notary to cross out lines 1-8 below)
- See Statement Below (Lines 1-7 to be completed only by document signer[s], not Notary)

*[This area is crossed out with a diagonal line.]*

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

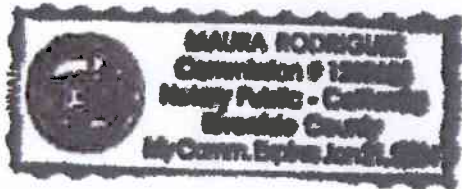
Subscribed and sworn to (or affirmed) before

me this 27th day of September,  
Date Month

2002, by  
Year

(1) John Powell Jr. Secretary  
Name of Signer(s) Cardinal Reduce Sales, Inc

(2) \_\_\_\_\_  
Name of Signer(s)



Place Notary Seal Above

[Signature]  
Signature of Notary Public

**OPTIONAL**

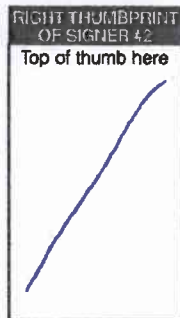
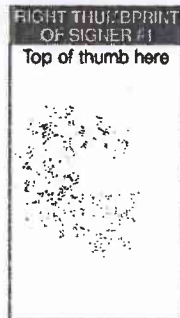
*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Further Description of Any Attached Document**

Title or Type of Document: Co. of Riverside Form 2950029

Document Date: Sept. 27, 2002 Number of Pages: 3

Signer(s) Other Than Named Above: \_\_\_\_\_



**EXHIBIT A**  
**COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 47**  
**MAP NO. 265**

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

ALL OF COACHELLA GRAPE FRUIT ORCHARDS SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 18, PAGE 14 OF MAPS, RIVERSIDE COUNTY RECORDS, BEING A SUBDIVISION OF THE FRACTIONAL NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN;

EXCEPTING FROM LOT 21 THAT PORTION THEREOF CONVEYED TO THE STATE OF CALIFORNIA BY DEED FROM COACHELLA GRAPEFRUIT ORCHARDS, INC., RECORDED MAY 6, 1932 IN BOOK 75, PAGE 306 OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS DESCRIBED AS FOLLOWS:

A PORTION OF SAID LOT 21 BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 21; THENCE SOUTH 00 DEGREES 37' 06", EAST 8.66 FEET ALONG THE EAST LINE OF SAID LOT 21; THENCE CURVING TO THE RIGHT FROM A TANGENT BEARING NORTH 32 DEGREES 07' 01" WEST WITH A RADIUS OF 10,050 FEET, THROUGH AN ANGLE OF 00 DEGREES 03' 30" A DISTANCE OF 10.23 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 21; THENCE SOUTH 89 DEGREES 54' 30" EAST 5.42 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

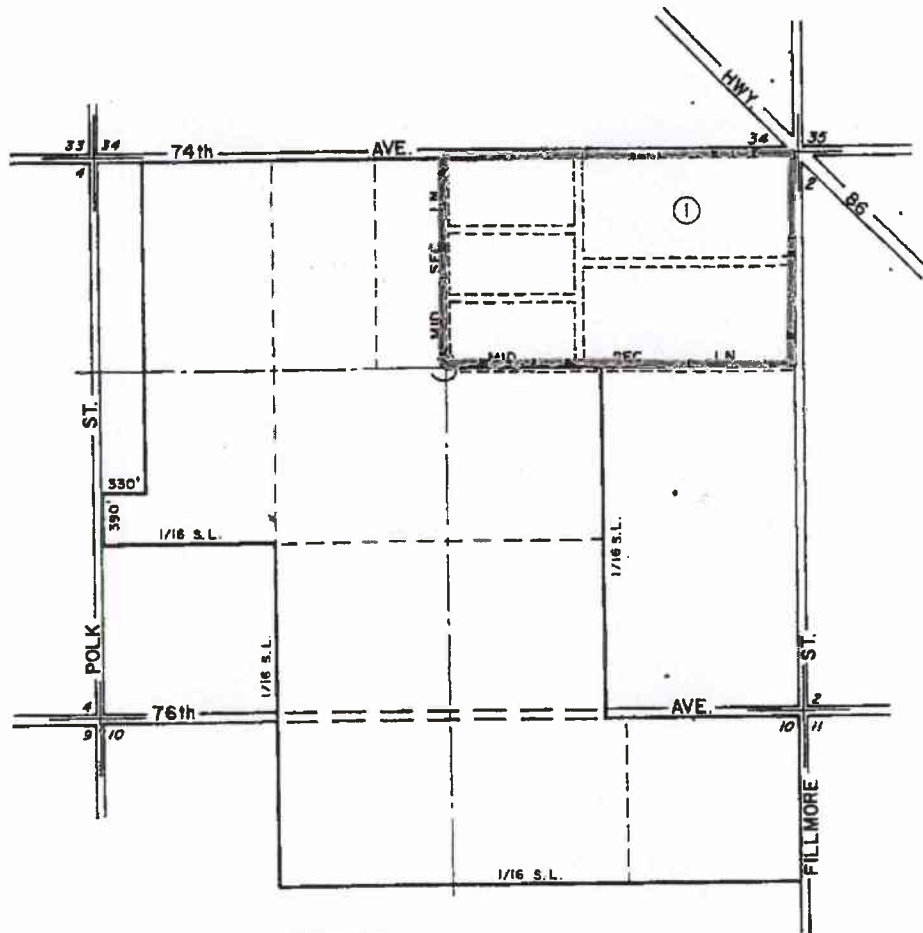
Owner	Acreage	Assessor Parcel No.
Cardinal Produce Sales, Inc.	95.97 (net)	755-090-001
<b>TOTAL</b>	<b>95.97 (net)</b>	



# MAP NO. 213 COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 47

AMENDED BY MAP NO. 265

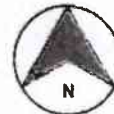
T. 8 S - R. 8 E



AMENDMENTS

AMENDMENT NO. 1, NOV. 20, 73, MAP NO. 265

ADOPTED ON FEBRUARY 1, 1972  
BY THE BOARD OF SUPERVISORS  
OF THE COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA.



2862-772515  
12/24/2002 08:00A  
6 of 6



RECORDING REQUESTED BY  
RIVERSIDE COUNTY

THIS AREA FOR RECORDER'S USE ONLY

When recorded, return to:

Stop #1010  
Clerk of the Board of Supervisors  
Riverside CA, 1<sup>st</sup> Floor

No fee, 6103 Government Code

LAND CONSERVATION CONTRACT

COUNTY OF RIVERSIDE, herein called "County," and

Peter Rabbit Farms

herein called "Owner," mutually agree:

1. This contract is made pursuant to the California Land Conservation Act of 1965 (Government Code, Section 51200, et seq.) and affects the real property described in Exhibit "A" attached hereto and made a part of this contract, which lies within the Coachella Valley Agricultural Preserve No. 47, Map No. 265.
2. This contract shall take effect on January 1, 2015, and shall remain in effect for an initial term of 10 years.
3. On each anniversary date of this contract, one year shall be added to the initial term unless notice of non-renewal shall be given as provided in Section 51245 of the Government Code. Any notice of non-renewal referring to this contract shall be recorded by the County in the office of the County Recorder whenever the contract is not renewed.
4. This contract may be canceled only in accordance with Section 51280, et seq., of the Government Code relating to cancellation, as now written or hereafter amended.
5. When any portion of land subject to this contract is acquired by condemnation of the fee title, or by purchase in lieu thereof, for a public improvement, this contract shall become null and void thereafter as to such portion, and may be amended to correctly reflect the description of any portion not so acquired.
6. In consideration of the execution hereof by County, and the execution by County and other owners within the preserve of similar contracts, the Owner, during the term of this contract, including any renewal period, agrees to use the described land only for agricultural uses and such compatible uses as are permitted by or pursuant to the Uniform Rules established for the administration of agricultural preserves by Riverside County Ordinance Number No. 509. Said Uniform Rules are by this reference incorporated in and made a part of this contract.
7. In consideration of the execution hereof by the Owner and the execution of similar contracts by other property owners within the same agricultural preserve, County agrees not to authorize uses, other than uses permitted by or pursuant to said Uniform Rules, within said agricultural preserve, during the term of this contract or any renewal thereof. Nothing herein shall prohibit a change of boundaries of said agricultural preserve to omit lands not subject to such contract or to include additional lands.
8. Any notice to be given to the Owner pursuant to this contract or said Uniform Rules may be sent by U.S. Mail addressed to the Owner at the address shown below the signature of the Owner. Like notices to County may be sent by U.S. Mail addressed to Clerk, Board of Supervisors, P.O. Box 1010, Riverside, CA 92502-1010. Either party may change such address by notice to the other.

9. This contract shall constitute a covenant running with the land herein described, and shall be binding upon and inure to the benefit of the heirs, successors and assigns of the parties hereto. This contract may be enforced by either party or by any owner of land within the same agricultural preserve which is subject to a similar contract.

Dated as of: January 1, \_\_\_\_\_

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE

ATTEST:  
Clerk of the Riverside County Board of Supervisors

BY \_\_\_\_\_  
Chairman, Board of Supervisors

FORM APPROVED COUNTY COUNSEL

BY: Michelle Clack 2/17/15  
MICHELLE CLACK DATE

By \_\_\_\_\_  
(Seal) Deputy

**OWNER(S) SIGNATURE AND ADDRESS**

Owner: John P. Powell, Jr.  
Owner: \_\_\_\_\_  
Owner: \_\_\_\_\_  
Owner: \_\_\_\_\_

Mailing Address: 85810 Peter Rabbit Lane, Coachella, CA 92236-1897

**NOTARY 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 Riverside )

On 1/9/2015 before me, Christina L. McCulloch, Notary Public  
(Date) (Name and Title of officer)

personally appeared John P. Powell, Jr., who  
(Name(s) of signer(s))

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  
Christina L. McCulloch  
Notary Public

{SEAL}



**EXHIBIT A**  
**COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 47**  
**MAP NO. 265**

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EXCEPTING FROM LOT 21 THAT PORTION THEREOF CONVEYED TO THE STATE OF CALIFORNIA BY DEED FROM COACHELLA GRAPEFRUIT ORCHARDS, INC., RECORDED MAY 6, 1932 IN BOOK 75, PAGE 306 OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS DESCRIBED AS FOLLOWS:

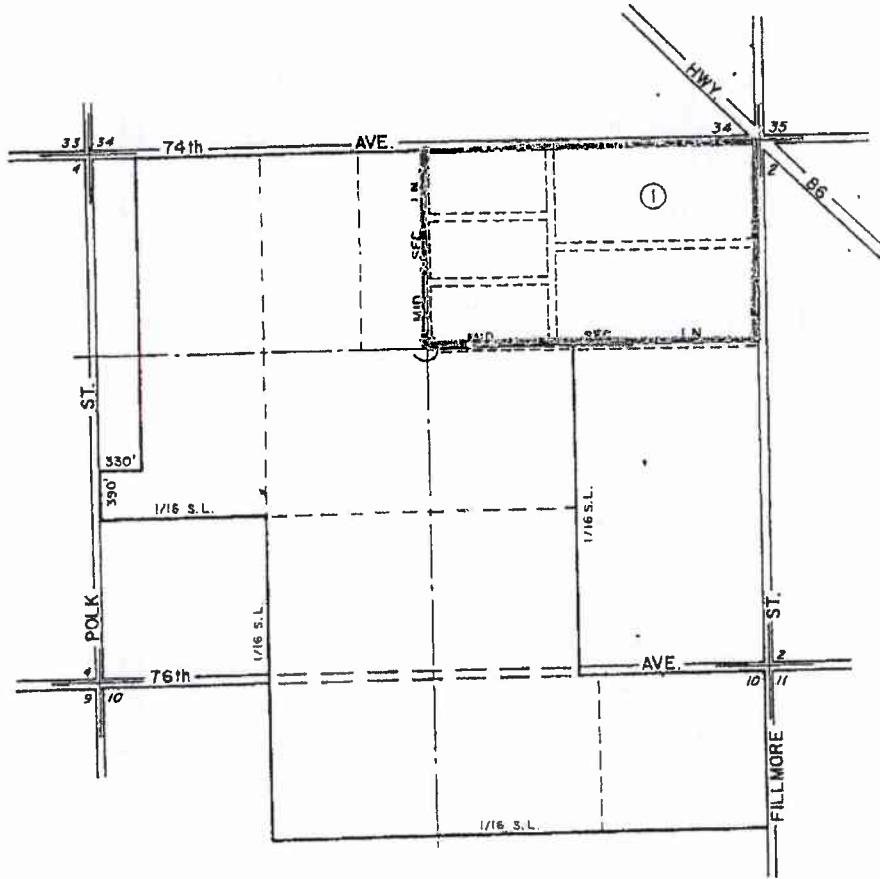
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<b>Owner</b>	<b>Acreage</b>	<b>Assessor Parcel No.</b>
<b>Peter Rabbit Farms</b>	95.97 (net)	755-090-003-9
<b>TOTAL</b>	<b>95.97 (net)</b>	

# MAP NO. 213 COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 47

AMENDED BY MAP NO. 265

T. 8 S - R. 8 E



AMENDMENTS

AMENDMENT NO. 1, NOV. 20, 73, MAP NO. 265

ADOPTED ON FEBRUARY 1, 1972  
BY THE BOARD OF SUPERVISORS  
OF THE COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA.



2862-772515  
12/24/2862 08:00R  
6 of 6

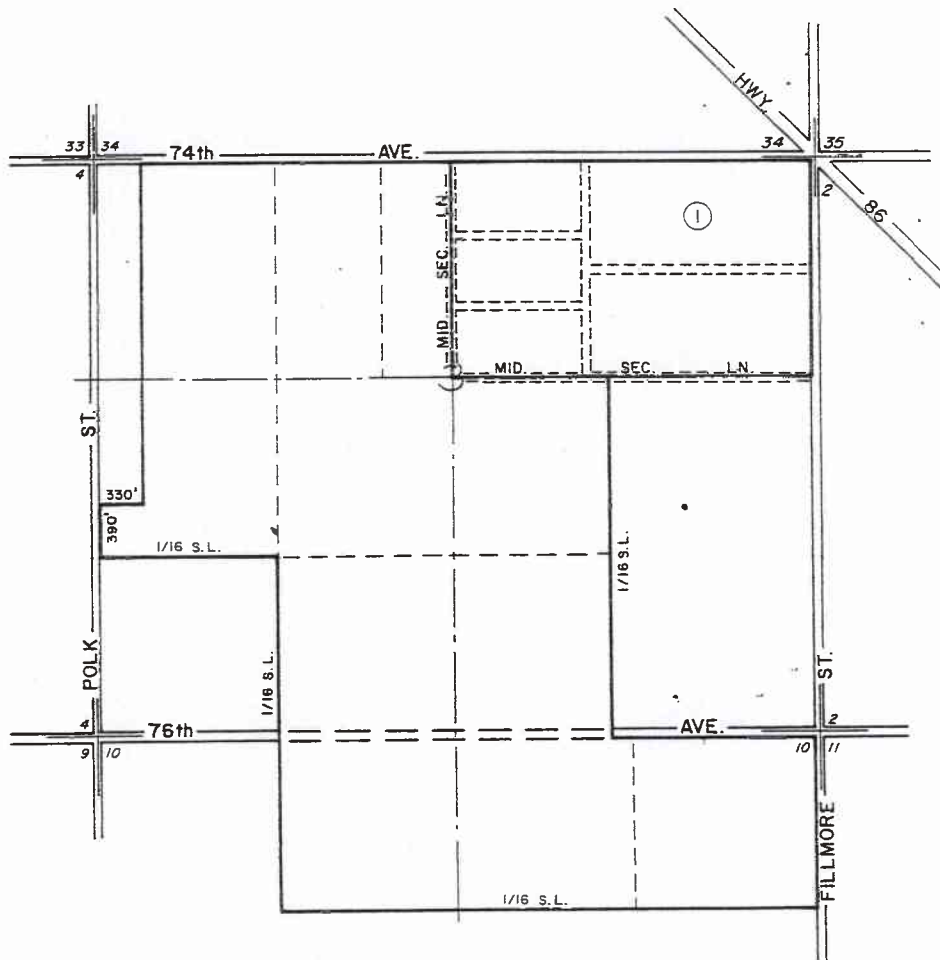




# MAP NO. 213 COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 47

AMENDED BY MAP NO. 265

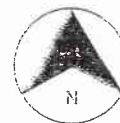
T. 8 S - R. 8 E



AMENDMENTS

AMENDMENT NO. 1, NOV. 20, 73, MAP NO. 265

ADOPTED ON FEBRUARY 1, 1972  
BY THE BOARD OF SUPERVISORS  
OF THE COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA.



RECORDING REQUESTED BY  
RIVERSIDE COUNTY

THIS AREA FOR RECORDER'S USE ONLY

When recorded, return to:

Stop #1010  
Clerk of the Board of Supervisors  
Riverside CA, 1<sup>st</sup> Floor

No fee, 6103 Government Code

LAND CONSERVATION CONTRACT

COUNTY OF RIVERSIDE, herein called "County," and

Peter Rabbit Farms

---

herein called "Owner," mutually agree:

1. This contract is made pursuant to the California Land Conservation Act of 1965 (Government Code, Section 51200, et seq.) and affects the real property described in Exhibit "A" attached hereto and made a part of this contract, which lies within the Coachella Valley Agricultural Preserve No. 47, Map No. 265.
2. This contract shall take effect on January 1, 2015, and shall remain in effect for an initial term of 10 years.
3. On each anniversary date of this contract, one year shall be added to the initial term unless notice of non-renewal shall be given as provided in Section 51245 of the Government Code. Any notice of non-renewal referring to this contract shall be recorded by the County in the office of the County Recorder whenever the contract is not renewed.
4. This contract may be canceled only in accordance with Section 51280, et seq., of the Government Code relating to cancellation, as now written or hereafter amended.
5. When any portion of land subject to this contract is acquired by condemnation of the fee title, or by purchase in lieu thereof, for a public improvement, this contract shall become null and void thereafter as to such portion, and may be amended to correctly reflect the description of any portion not so acquired.
6. In consideration of the execution hereof by County, and the execution by County and other owners within the preserve of similar contracts, the Owner, during the term of this contract, including any renewal period, agrees to use the described land only for agricultural uses and such compatible uses as are permitted by or pursuant to the Uniform Rules established for the administration of agricultural preserves by Riverside County Ordinance Number No. 509. Said Uniform Rules are by this reference incorporated in and made a part of this contract.
7. In consideration of the execution hereof by the Owner and the execution of similar contracts by other property owners within the same agricultural preserve, County agrees not to authorize uses, other than uses permitted by or pursuant to said Uniform Rules, within said agricultural preserve, during the term of this contract or any renewal thereof. Nothing herein shall prohibit a change of boundaries of said agricultural preserve to omit lands not subject to such contract or to include additional lands.
8. Any notice to be given to the Owner pursuant to this contract or said Uniform Rules may be sent by U.S. Mail addressed to the Owner at the address shown below the signature of the Owner. Like notices to County may be sent by U.S. Mail addressed to Clerk, Board of Supervisors, P.O. Box 1010, Riverside, CA 92502-1010. Either party may change such address by notice to the other.

9. This contract shall constitute a covenant running with the land herein described, and shall be binding upon and inure to the benefit of the heirs, successors and assigns of the parties hereto. This contract may be enforced by either party or by any owner of land within the same agricultural preserve which is subject to a similar contract.

Dated as of: January 1, \_\_\_\_\_

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE

ATTEST:  
Clerk of the Riverside County Board of Supervisors

BY \_\_\_\_\_  
Chairman, Board of Supervisors

FORM APPROVED COUNTY COUNSEL  
BY: Michelle Clack 2/17/15  
MICHELLE CLACK DATE

By \_\_\_\_\_  
(Seal) Deputy

**OWNER(S) SIGNATURE AND ADDRESS**

Owner: John P. Powell, Jr.  
Owner: \_\_\_\_\_  
Owner: \_\_\_\_\_  
Owner: \_\_\_\_\_

Mailing Address: 85810 Peter Rabbit Lane, Coachella, CA 92236-1897

**NOTARY 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 Riverside )

On 1/9/2015 before me, Christina L. McCulloch, Notary Public  
(Date) (Name and Title of officer)

personally appeared John P. Powell, Jr., who  
(Name(s) of signer(s))

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  
Christina L. McCulloch  
Notary Public

{SEAL}



**EXHIBIT A**  
**COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 47**  
**MAP NO. 265**

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EXCEPTING FROM LOT 21 THAT PORTION THEREOF CONVEYED TO THE STATE OF CALIFORNIA BY DEED FROM COACHELLA GRAPEFRUIT ORCHARDS, INC., RECORDED MAY 6, 1932 IN BOOK 75, PAGE 306 OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS DESCRIBED AS FOLLOWS:

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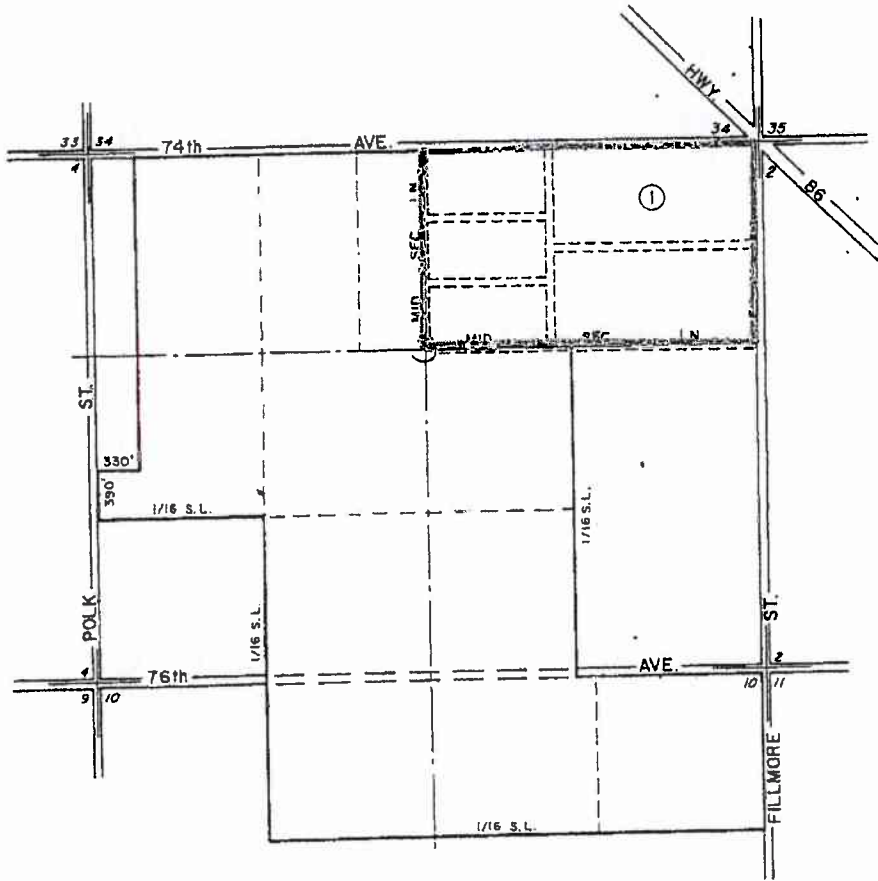
Owner	Acreage	Assessor Parcel No.
Peter Rabbit Farms	95.97 (net)	755-090-003-9
<b>TOTAL</b>	<b>95.97 (net)</b>	

# MAP NO. 213 COACHELLA VALLEY AGRICULTURAL PRESERVE

## NO. 47

AMENDED BY MAP NO. 265

T. 8 S - R. 8 E



### AMENDMENTS

AMENDMENT NO. 1, NOV. 20, 73, MAP NO. 265

ADOPTED ON FEBRUARY 1, 1972  
BY THE BOARD OF SUPERVISORS  
OF THE COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA.



RIVERSIDE COUNTY PLANNING COMMISSION

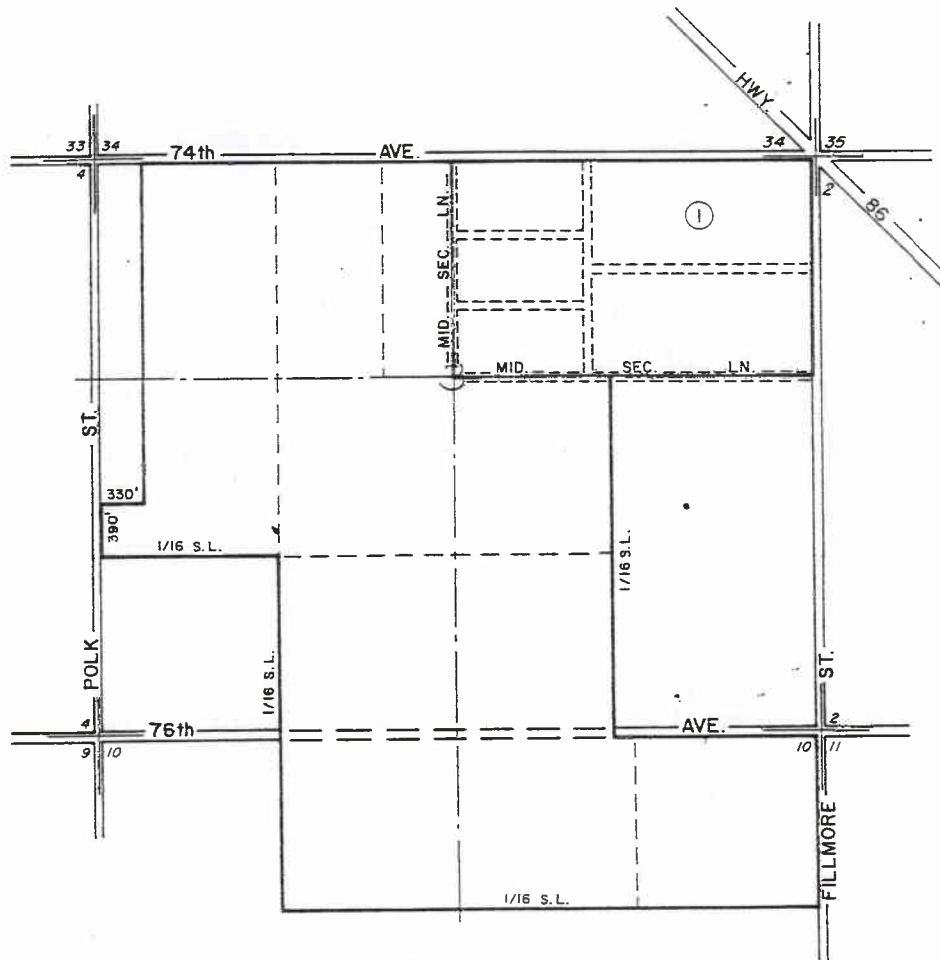
2662-772515  
12/24/2062 88-88R  
6 of 6



# MAP NO. 213 COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 47

AMENDED BY MAP NO. 265

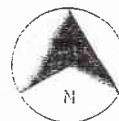
T. 8 S - R. 8 E



AMENDMENTS

AMENDMENT NO. 1, NOV. 20, 73, MAP NO. 265

ADOPTED ON FEBRUARY 1, 1972  
 BY THE BOARD OF SUPERVISORS  
 OF THE COUNTY OF RIVERSIDE,  
 STATE OF CALIFORNIA.



RECORDING REQUESTED BY  
RIVERSIDE COUNTY

THIS AREA FOR RECORDER'S USE ONLY

When recorded, return to:

Stop #1010  
Clerk of the Board of Supervisors  
Riverside CA, 1<sup>st</sup> Floor

No fee, 6103 Government Code

LAND CONSERVATION CONTRACT

COUNTY OF RIVERSIDE, herein called "County," and

Peter Rabbit Farms

herein called "Owner," mutually agree:

1. This contract is made pursuant to the California Land Conservation Act of 1965 (Government Code, Section 51200, et seq.) and affects the real property described in Exhibit "A" attached hereto and made a part of this contract, which lies within the Coachella Valley Agricultural Preserve No. 47, Map No. 265.
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6. In consideration of the execution hereof by County, and the execution by County and other owners within the preserve of similar contracts, the Owner, during the term of this contract, including any renewal period, agrees to use the described land only for agricultural uses and such compatible uses as are permitted by or pursuant to the Uniform Rules established for the administration of agricultural preserves by Riverside County Ordinance Number No. 509. Said Uniform Rules are by this reference incorporated in and made a part of this contract.
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Dated as of: January 1, \_\_\_\_\_

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE

ATTEST:  
Clerk of the Riverside County Board of Supervisors

BY \_\_\_\_\_  
Chairman, Board of Supervisors

By \_\_\_\_\_  
(Seal) Deputy

FORM APPROVED COUNTY COUNSEL  
BY: Michelle Clack 2/12/15  
MICHELLE CLACK DATE

**OWNER(S) SIGNATURE AND ADDRESS**

Owner: John P. Powell, Pres.  
Owner: \_\_\_\_\_  
Owner: \_\_\_\_\_  
Owner: \_\_\_\_\_

Mailing Address: 85810 Peter Rabbit Lane, Coachella, CA 92236-1897

**NOTARY 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 Riverside )

On 1/9/2015 before me, Christina L. McCulloch, Notary Public,  
(Date) (Name and Title of officer)

personally appeared John P. Powell, Jr. \_\_\_\_\_, who  
(Name(s) of signer(s))

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

Christina L. McCulloch  
Notary Public

{SEAL}





**EXHIBIT A**  
**COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 47**  
**MAP NO. 265**

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EXCEPTING FROM LOT 21 THAT PORTION THEREOF CONVEYED TO THE STATE OF CALIFORNIA BY DEED FROM COACHELLA GRAPEFRUIT ORCHARDS, INC., RECORDED MAY 6, 1932 IN BOOK 75, PAGE 306 OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS DESCRIBED AS FOLLOWS:

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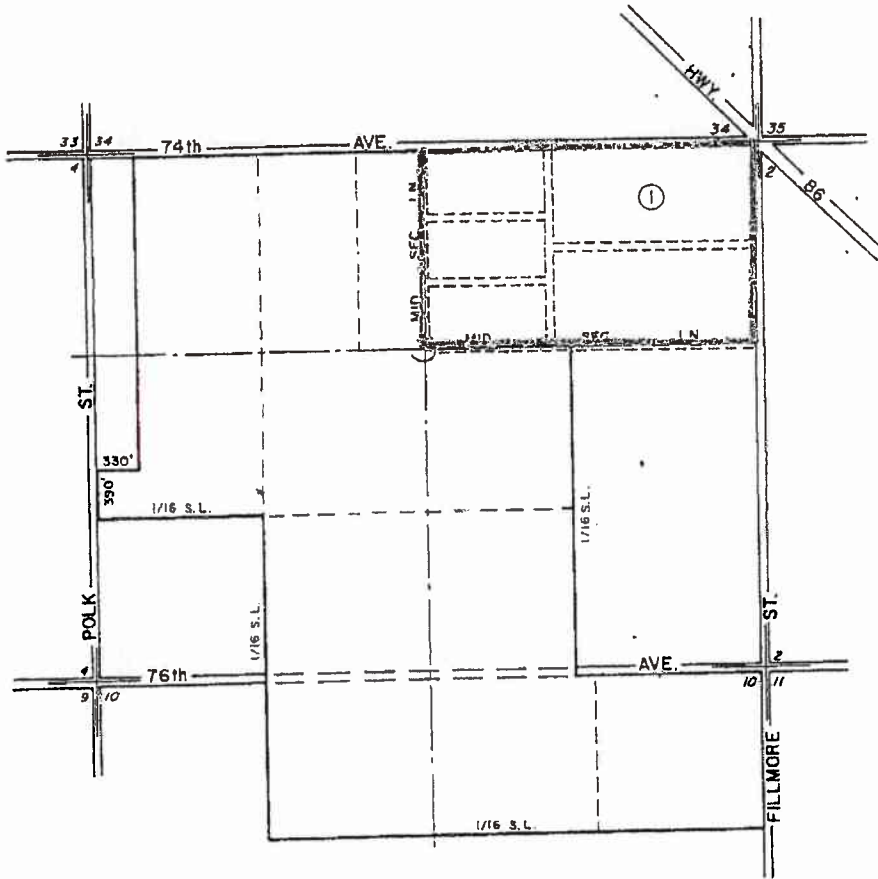
Owner	Acreage	Assessor Parcel No.
Peter Rabbit Farms	95.97 (net)	755-090-003-9
<b>TOTAL</b>	<b>95.97 (net)</b>	

# MAP NO. 213 COACHELLA VALLEY AGRICULTURAL PRESERVE

## NO. 47

AMENDED BY MAP NO. 265

T. 8 S - R. 8 E



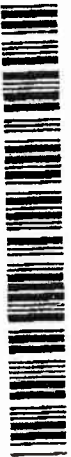
AMENDMENTS

AMENDMENT NO. 1, NOV. 20, 73, MAP NO. 265

ADOPTED ON FEBRUARY 1, 1972  
BY THE BOARD OF SUPERVISORS  
OF THE COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA.



2862-72515  
12/24/2862 88.868  
6 of 6



# MAP NO. 213

## COACHELLA VALLEY

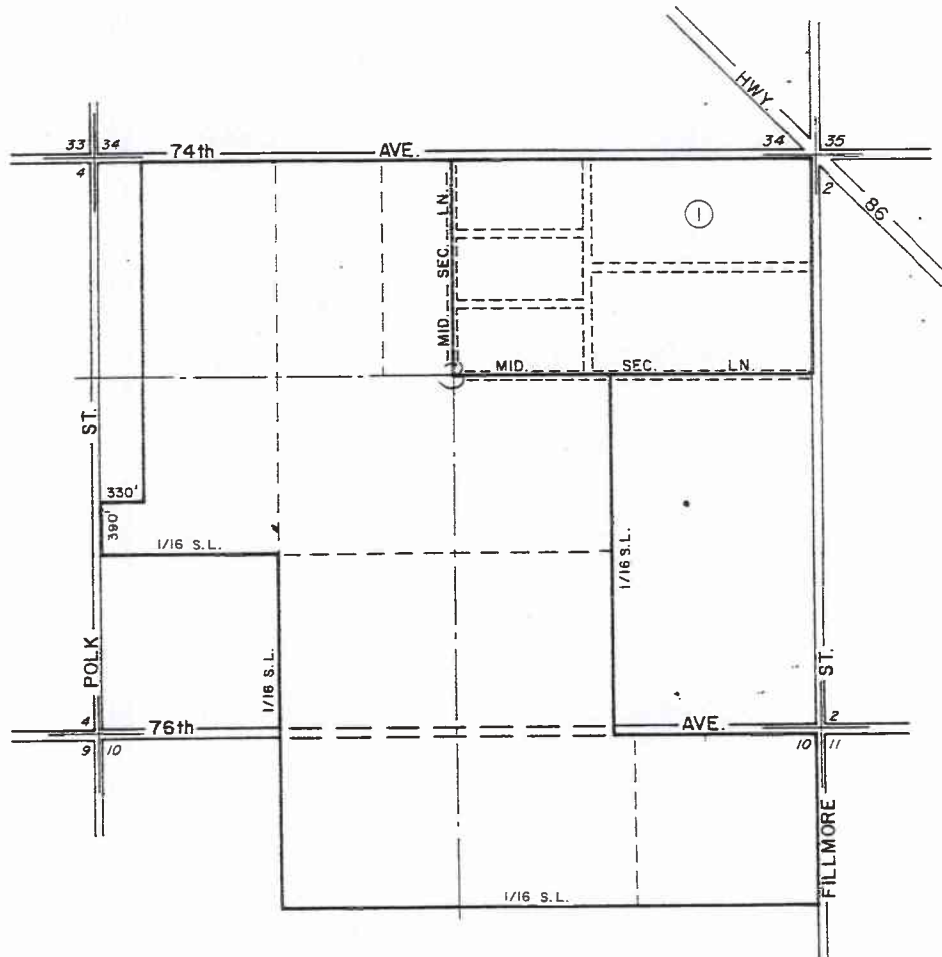
### AGRICULTURAL

### PRESERVE

## NO. 47

AMENDED BY MAP NO. 265

T. 8 S - R. 8 E



AMENDMENTS

AMENDMENT NO. 1, NOV. 20, 73, MAP NO. 265

ADOPTED ON FEBRUARY 1, 1972  
 BY THE BOARD OF SUPERVISORS  
 OF THE COUNTY OF RIVERSIDE,  
 STATE OF CALIFORNIA.

