

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

924B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
April 16, 2015

SUBJECT: CHANGE OF ZONE NO. 7860 AND ORDINANCE NO. 348.4813 - No new environmental documentation is required – Applicant: County of Riverside - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (R:RR), Rural: Rural Mountainous (R:RM), Rural Community: Estate Density Residential (RC:EDR), Community Development: Commercial Tourist (CD:CT), Open Space: Rural (OS:RUR) and Agriculture: Agriculture (AG:AG)- Temecula Valley Wine Country Policy Area - Equestrian District – Location: The entire Equestrian District, generally south of Lind Rosea Road and north and south of De Portola Road, north and south of Highway 79 and near the intersection of Santa Rita Road and Anza Road. – Approximately 3,032 gross acres (for the entire Equestrian District) - Zoning: Residential Agricultural – 2 1/2, 5, 10 and 20 Acre Minimum (R-A-2 1/2, R-A-5, R-A-10, and R-A-20), Rural Residential (RR), Light Agricultural- 10 and 20 Acre Minimum) (A-1-10, A-1-20) - REQUEST: The project is proposing a voluntary opt-in General Plan consistency Zone Change for the entire Wine Country Equestrian District as outlined in the General Plan from various zones to the Wine Country- Equestrian (WC-E) Zone. The intent of this zone change is to have a voluntary General Plan consistency zone change, meaning landowners within the Equestrian District can opt into the change. (\$30,000 Planning Department General Fund)

Steve Weiss

Steve Weiss
Planning Director

(Continued on next page)

Juan C. Perez

Juan C. Perez
TLMA Agency Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 30,000	\$ 0	\$ 30,000	\$	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

SOURCE OF FUNDS: Planning Department Budget	Budget Adjustment:
	For Fiscal Year:

C.E.O. RECOMMENDATION: APPROVE
BY: *Tina Grande*
County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and that Ordinance 348.4813 is adopted with waiver of the reading.

Ayes: Jeffries, Tavaglione, Washington, Ashley and Benoit
Nays: None
Absent: None
Date: September 1, 2015
xc: Planning, Co.Co., MC, COB

Kecia Harper-Ihem
Clerk of the Board
By: *Kecia Harper-Ihem*
Deputy

FORM APPROVED COUNTY COUNSEL
BY: *Tiffany N. North*
DATE: 8/21/15

Departmental Concurrence

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: CHANGE OF ZONE NO. 7860 and ORDINANCE NO. 348.4813**

DATE: July 15, 2015

PAGE: Page 2 of 3

1. THE PLANNING COMMISSION RECOMMENDED that the Board of Supervisors:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 524** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

APPROVE CHANGE OF ZONE NO. 7860, amending the zoning classification for several properties from R-A-2 1/2, R-A-5, R-A-10, R-A-20, RR, A-1-10, and/or A-1-20 Zone to WC-E Zone, based upon the findings and conclusions incorporated in the staff report, pending adoption of the Zoning Ordinance by the Board of Supervisors.

2. STAFF RECOMMENDS that the Board of Supervisors:

ADOPT the Planning Commission's Recommendations and include an additional four properties to Change of Zone No. 7860; and,

ADOPT ORDINANCE 348.4813 amending the zoning in the Rancho California Area shown on Map No. 2.2380 Change of Zone No. 7860 attached hereto and incorporated herein by reference.

BACKGROUND:

The Board of Supervisors adopted the Wine Country Community Plan on March 11, 2014 which consisted of revisions to the County General Plan, updated design guidelines and an all new set of zones that foster, encourage, and cultivate all the best aspects of the Wine Country. However, at the time the plan was adopted, the actual zoning of the property within Wine Country *was not* changed. New zones were created, but they were not applied at the time.

The County has, therefore, launched this effort to change the zoning on some of the property in Wine Country, more specifically within the Wine Country - Equestrian districts (see attached map in Planning Commission Staff Report), in accordance with the direction provided by the Board of Supervisors at the time of the adoption of the plan. The County is not proposing to change the zone on any one individual's property without their express consent. Anyone who does not participate at this time will need to process a separate zone change at the applicant's cost. Staff is supporting the change because this is a General Plan consistency zone change and will bring the zoning into conformance with the General Plan.

Because this effort was County initiated, those participating were asked to submit a 'Letter of Intent to Participate.'

To date County Staff has:

- Set up a web site specifically for this zone change-
<http://planning.rctlma.org/Home/EquestrianZoning.aspx>
- Met with the Community at the Rancho California Horseman's Association on January 17th.
- Sent a letter to every property owner within the Wine Country- Equestrian District informing them of the proposed zone change, requesting their opt-in participation, and informing them of a community meeting.
- Met again with the Community at the Temecula Public Library on February 26th.
- Sent a second opt-in letter to all within the District.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
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DATE: July 15, 2015

PAGE: Page 3 of 3

- Sent a hearing notice of the April 15th Planning Commission hearing on CZ07860 along with a letter explaining in more detail what the hearing and the zone change is about. This went to all property owners within the District and within 600 feet of the District boundary.

The opt-in letters made it clear that this is a discretionary action. The letters also clarified that there is no charge for their participation in this County initiated zone change.

Change of Zone No. 7860 analyzed the consistency zoning for the entire Wine Country- Equestrian District. While the zoning will only be changed on those properties specifically requested by the property owners, the Planning Commission reviewed the consistency zoning for the entire Wine Country-Equestrian District. After the Planning Commission hearing, Mr. and Ms. Cloyd, and the Grimm Trust contacted the Planning Department and asked to be included in Change of Zone No. 7860. Their properties include the following APNs: 927-150-024 (Cloyd) and 927-580-003, 4, and 5 (Grimm Trust). Map No. 2.2380 attached to Ordinance No. 348.4813 includes these additional properties along with the properties previously included in Change of Zone No. 7860. The adoption of Ordinance No. 348.4813 formally changes the properties' zoning classifications and amends the County's zoning map to reflect the new zoning classifications.

Also, since Change of Zone No. 7860 analyzed the consistency zoning for the entire Wine Country- Equestrian District, the Board may consider including additional properties that are within the Wine Country- Equestrian District to Change of Zone No. 7860 and remain consistent with the analysis and recommendation by the Planning Commission.

Summary

The project is proposing a voluntary opt-in General Plan consistency Zone Change for the entire Wine Country Equestrian District as outlined in the General Plan form various zones to the Wine Country- Equestrian (WC-E) Zone. The intent of this zone change is to have a voluntary General Plan consistency zone change, meaning landowners within the Equestrian District can opt into the change.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission. The revision to the zoning ordinance will allow many new uses, of an equestrian nature, by right. Small equestrian businesses will be permitted to operate equestrian businesses by right. This includes many currently operating equestrian businesses. This zone change will support the viability of the equestrian community and further consistency with the intent of the Wine Country Community Plan in this area.

ATTACHMENTS (if needed, in this order):

- A. Ordinance No. 348.4813**
- B. Planning Commission Minutes**
- C. Planning Commission Memo**
- D. The four additional opt-in letters submitted since Planning Commission**
- E. Planning Commission Staff Report**

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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on September 1, 2015, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

AYES: Jeffries, Tavaglione, Washington, Benoit and Ashley
NAYS: None
ABSENT: None

DATE: September 1, 2015

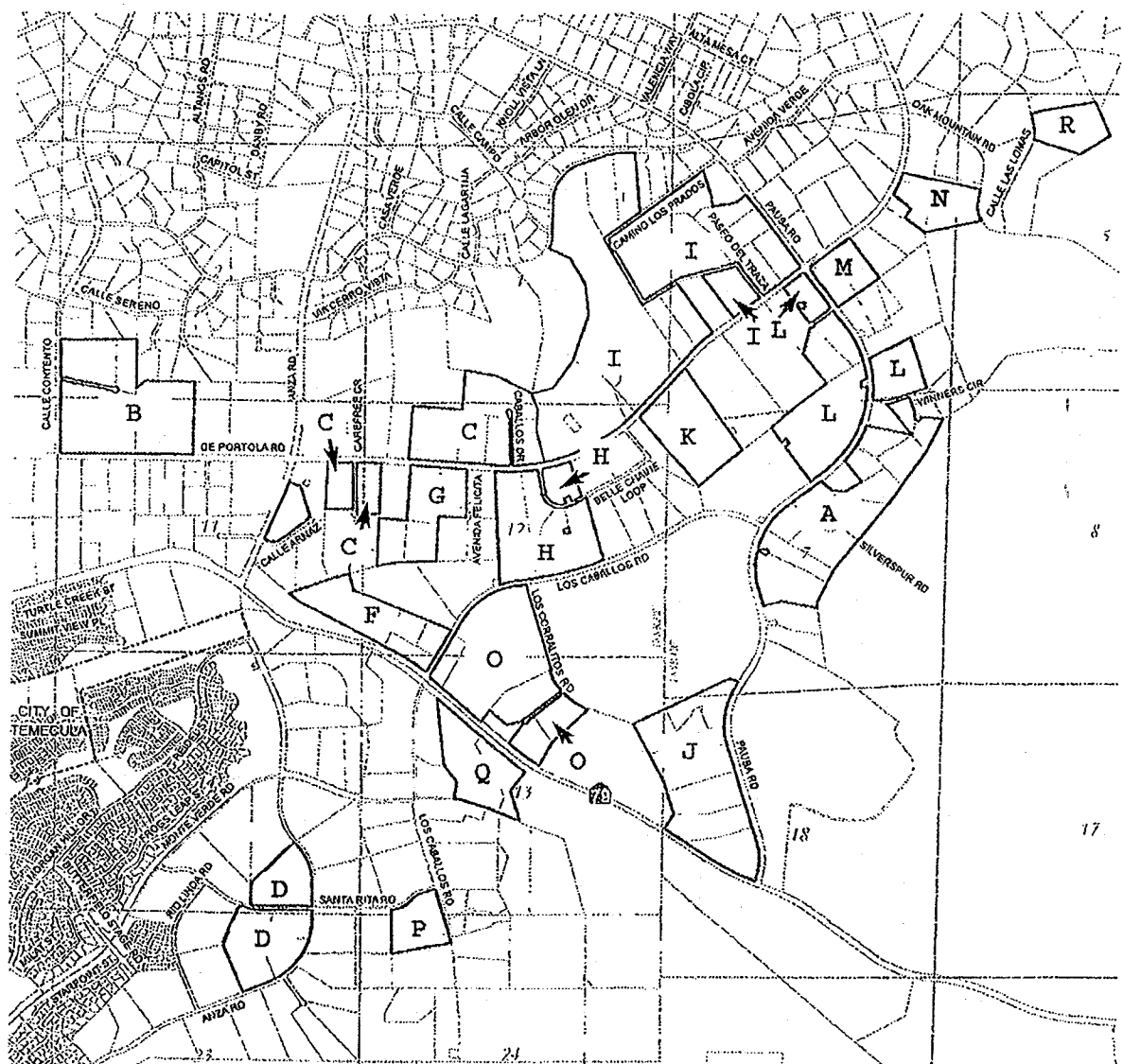
KECIA HARPER-IHEM
Clerk of the Board

BY: *Kelli Washington*
Deputy

SEAL

RANCHO CALIFORNIA AREA

SEC. 36 T. 8 S., R. 1 & 2 W. S.B.B. & M.



WC-E WINE COUNTRY - EQUESTRIAN

MAP NO. 2.2380 CHANGE OF OFFICIAL ZONING PLAN AMENDING

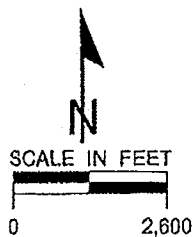
MAP NO.2 ORDINANCE NO. 348

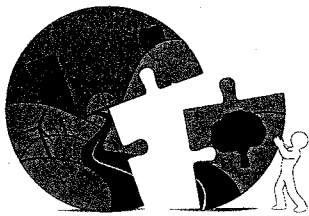
CHANGE OF ZONE CASE NO. 7860
ADOPTED BY ORDINANCE NO. 348.4813

DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS

APNs: SEE EXHIBIT "A"
927-090-043, 045;
927-100-009, 013, 024, 070, 042-044,
051, 022, 054, 057, 067, 048-076;
927-140-000, 010, 023-025, 026;
927-150-010, 014, 016, 017, 023, 024, 027-029,
033, 035, 038;
927-160-021, 023, 031-035, 041-043, 046, 048;
927-170-001-004, 007, 008;
927-180-030, 031; 927-280-014;
927-580-004, 009; 927-570-008-009, 013;
927-580-005-005;
027-690-001, 002; 927-690-005-008, 016;
951-250-003-005; 951-280-004;
986-300-010, 022, 024-027





RIVERSIDE COUNTY PLANNING DEPARTMENT

Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on. 9/9/15 KB

Juan C. Perez
Interim Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409
 38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Change of Zone No. 7860 (CZ7860)

Project Title/Case Numbers

Matt Straite
County Contact Person

951-955-8631
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

County of Riverside
Project Applicant

4080 Lemon Street Riverside CA
Address

The entire Equestrian District, generally south of Lind Rosea Road and north and south of De Portola Road, north and south of Highway 79 and near the intersection of Santa Rita Road and Anza Road.

Project Location

The project is proposing a voluntary opt-in General Plan consistency Zone Change for the entire Wine Country Equestrian District as outlined in the General Plan form various zones to the Wine Country- Equestrian (WC-E) Zone. The intent of this zone change is to have a voluntary General Plan consistency zone change, meaning landowners within the Equestrian District can opt into the change. As a result, the actual parcels to be changed continues to evolve. The exhibits show a potential zone change area which is the entire Equestrian District; however the actual changed parcels will not be known until the Board action.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on 9/1/15, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
A statement of Overriding Considerations WAS NOT adopted for the project.
Findings were made pursuant to the provisions of CEQA.

is to certify that the earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Kelly Dawson
Signature

Board Assistant
Title

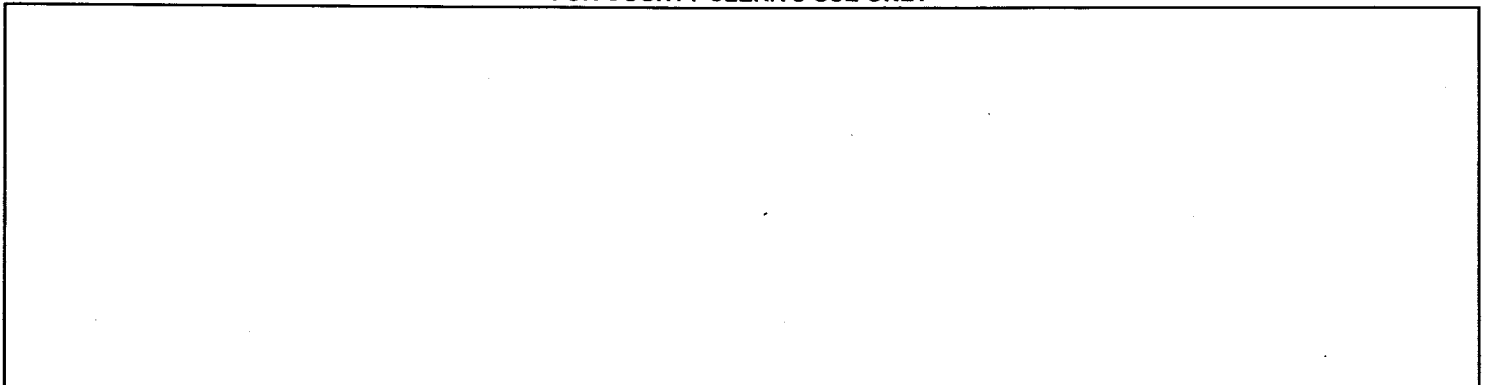
9/1/15
Date

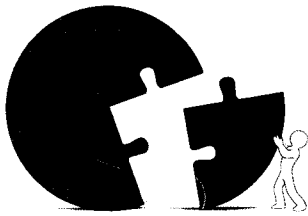
Received for Filing and Posting at OPR: _____

Revised 7/31/2014
Y:\Planning Case Files-Riverside office\CZ07860\DH-PC-BOS Hearings\DH-PC\CZ07860 NOD.docx

SEP 01 2015 16-3

FOR COUNTY CLERK'S USE ONLY





RIVERSIDE COUNTY ORIGINAL PLANNING DEPARTMENT

924 B

Steve Weiss, AICP
Planning Director

DATE: July 15, 2015

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: CHANGE OF ZONE NO. 7860, ORDINANCE NO. 348.4813
(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 checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (3rd Dist) Press Enterprise and The Californian |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> No New Environmental Documentation Required |
| <input 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 type="checkbox"/> NO |

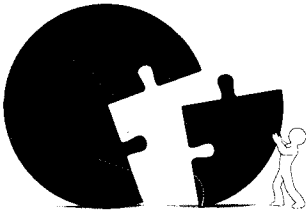
Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd Dist) Press Enterprise and The Californian

PLEASE SCHEDULE FOR BOS ON SEPTEMBER 1, 2015

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"



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

DATE: July 15, 2015

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: CHANGE OF ZONE NO. 7860, ORDINANCE NO. 348.XXXX
(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 checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (3rd Dist) Press Enterprise and The Californian |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> No New Environmental Documentation Required |
| <input 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 type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd Dist) Press Enterprise and The Californian

PLEASE SCHEDULE FOR BOS ON SEPTEMBER 1, 2015

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
April 16, 2015

SUBJECT: ORDINANCE NO. 348.XXXX FOR CHANGE OF ZONE NO. 7860 - No new environmental documentation is required – Applicant: County of Riverside - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (R:RR), Rural: Rural Mountainous (R:RM), Rural Community: Estate Density Residential (RC:EDR), Community Development: Commercial Tourist (CD:CT), Open Space: Rural (OS:RUR) and Agriculture: Agriculture (AG:AG)- Temecula Valley Wine Country Policy Area - Equestrian District – Location: The entire Equestrian District, generally south of Lind Rosea Road and north and south of De Portola Road, north and south of Highway 79 and near the intersection of Santa Rita Road and Anza Road. – Approximately 3,032 gross acres (for the entire Equestrian District) - Zoning: Residential Agricultural – 2 1/2, 5, 10 and 20 Acre Minimum (R-A-2 1/2, R-A-5, R-A-10, and R-A-20), Rural Residential (RR), Light Agricultural- 10 and 20 Acre Minimum) (A-1-10, A-1-20) - REQUEST: The project is proposing a voluntary opt-in General Plan consistency Zone Change for the entire Wine Country Equestrian District as outlined in the General Plan form various zones to the Wine Country- Equestrian (WC-E) Zone. The intent of this zone change is to have a voluntary General Plan consistency zone change, meaning landowners within the Equestrian District can opt into the change. The attached map shows the actual parcels proposed to be changed to Wine County- Equestrian (WC-E) zoning. (\$30,000 County cost)

Departmental Concurrence

Steve Weiss
Planning Director

(Continued on next page)

Juan Perez
TLMA Agency Director

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

SOURCE OF FUNDS: Deposit based funds	Budget Adjustment:
	For Fiscal Year:

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.: _____ **District: 3** **Agenda Number:** _____

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: CHANGE OF ZONE NO. 7860**

DATE: July 15, 2015

PAGE: Page 2 of 3

1. THE PLANNING COMMISSION RECOMMENDED that the Board of Supervisors:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 524** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

APPROVE CHANGE OF ZONE NO. 7860, amending the zoning classification for several properties from the subject property from R-A-2 1/2, R-A-5, R-A-10, R-A-20, RR, A-1-10, and/or A-1-20 Zone to WC-E Zone, in accordance with Exhibit (3)(which was the map showing all the participating properties at the time of the Planning Commission Hearing), based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

ADOPT ORDINANCE 348.XXXX for **CHANGE OF ZONE NO. 7860**.

2. STAFF RECOMMENDS that the Board of Supervisors:

APPROVE CHANGE OF ZONE NO. 7860, amending the zoning classification for several properties from the subject property from R-A-2 1/2, R-A-5, R-A-10, R-A-20, RR, A-1-10, and/or A-1-20 Zone to WC-E Zone, in accordance with Final Zone Change Exhibit (at the time of the actual adoption by the Board, the version in the Form 11 is tentative as others may elect to participate right up to the actual Board action) based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

ADOPT ORDINANCE 348.XXXX for **CHANGE OF ZONE NO. 7860**.

BACKGROUND:

The Board of Supervisors adopted the Wine Country Community Plan which consisted of revisions to the County General Plan, updated design guidelines and an all new set of zones that foster, encourage, and cultivate all the best aspects of the Wine Country. However, at the time the plan was adopted, the actual zoning of the property within Wine Country *was not* changed. New zones were created, but they were not applied at the time.

The County has launched this effort to change the zoning on some of the property in Wine Country, more specifically within the Wine Country - Equestrian districts (see attached map). The County is not proposing to change the zone on any one individual's property without their express consent. Anyone who does not participate at this time will need to process a separate zone change at the applicant's cost. Because this effort was County initiated, those participating were asked to submit a 'Letter of Intent to Participate.

To date County Staff has:

- Assigned the effort Zone Change No. 7860.
- Set up a web site specifically for this effort- <http://planning.rctlma.org/Home/EquestrianZoning.aspx>
- Met with the Community at the Rancho California Horseman's Association on January 17th.
- Sent a letter to everyone within the Wine Country- Equestrian District informing them of the proposed zone change, requesting their participation, and informing them of a community meeting.
- Met again with the Community at the Temecula Public Library on February 26th.
- Sent a second letter to all within the District indicating a deadline of April 13, 2015 to submit the letters of intent.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: CHANGE OF ZONE NO. 7860**

DATE: July 15, 2015

PAGE: Page 3 of 3

- Sent a hearing notice of the April 15th Planning Commission hearing on CZ07860 along with a letter explaining in more detail what the hearing and the zone change is about. This went to all within the District and within 600 feet of the District boundary.

The letters made it clear that this is still a discretionary action. The letters also clarified that there is no charge for their participation in this County initiated zone change.

Staff is supporting the change because this is a General Plan consistency zone change and will bring the zoning into conformance with the General Plan.

The zone change analyzed included the conversion of the entire Wine Country- Equestrian District as outlined in the General Plan. While only those specifically requesting to participate are to be changed, the analysis and the review by the Planning Commission was for the entire District. The Board can add any properties to the zone change and remain consistent with the analysis and the recommendation by the Planning Commission. More specifically, the Form 11 includes a Final Change of Zone exhibit, however, additional properties within the Wine Country- Equestrian District (not any other District) can be added at the exhibit at the discretion of the Board.

Summary

The project is proposing a voluntary opt-in General Plan consistency Zone Change for the entire Wine Country Equestrian District as outlined in the General Plan form various zones to the Wine Country- Equestrian (WC-E) Zone. The intent of this zone change is to have a voluntary General Plan consistency zone change, meaning landowners within the Equestrian District can opt into the change.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission.

ATTACHMENTS (if needed, in this order):

- A. Planning Commission Staff Report**
- B. Planning Commission Minutes**
- C. Planning Commission Memo**
- D. Ordinance No. 348.xxxx**

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
April 16, 2015

SUBJECT: CHANGE OF ZONE NO. 7860 AND ORDINANCE NO. 348.XXXX - No new environmental documentation is required – Applicant: County of Riverside - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (R:RR), Rural: Rural Mountainous (R:RM), Rural Community: Estate Density Residential (RC:EDR), Community Development: Commercial Tourist (CD:CT), Open Space: Rural (OS:RUR) and Agriculture: Agriculture (AG:AG)- Temecula Valley Wine Country Policy Area - Equestrian District – Location: The entire Equestrian District, generally south of Lind Rosea Road and north and south of De Portola Road, north and south of Highway 79 and near the intersection of Santa Rita Road and Anza Road. – Approximatly 3,032 gross acres (for the entire Equestrian District) - Zoning: Residential Agricultural – 2 1/2, 5, 10 and 20 Acre Minimum (R-A-2 1/2, R-A-5, R-A-10, and R-A-20), Rural Residential (RR), Light Agricultural- 10 and 20 Acre Minimum) (A-1-10, A-1-20) - REQUEST: The project is proposing a voluntary opt-in General Plan consistency Zone Change for the entire Wine Country Equestrian District as outlined in the General Plan form various zones to the Wine Country- Equestrian (WC-E) Zone. The intent of this zone change is to have a voluntary General Plan consistency zone change, meaning landowners within the Equestrian District can opt into the change. The attached map shows the actual parcels proposed to be changed to Wine County- Equestrian (WC-E) zoning. (\$30,000 County cost)

Departmental Concurrence

Steve Weiss
Planning Director

(Continued on next page)

Juan Perez
TLMA Agency Director

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

SOURCE OF FUNDS: Deposit based funds	Budget Adjustment:
	For Fiscal Year:

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.:

District: 3

Agenda Number:

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: CHANGE OF ZONE NO. 7860**

DATE: July 15, 2015

PAGE: Page 2 of 3

1. THE PLANNING COMMISSION RECOMMENDED that the Board of Supervisors:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 524** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

APPROVE CHANGE OF ZONE NO. 7860, amending the zoning classification for several properties from the subject property from R-A-2 1/2, R-A-5, R-A-10, R-A-20, RR, A-1-10, and/or A-1-20 Zone to WC-E Zone, in accordance with Exhibit (3)(which was the map showing all the participating properties at the time of the Planning Commission Hearing), based upon the findings and conclusions incorporated in the staff report, and;

ADOPT ORDINANCE 348.XXXX amending the zoning in the **XXX** shown on **Map No. XXX** Change of Zone No. 7860 attached hereto and incorporated herein by reference.

2. STAFF RECOMMENDS that the Board of Supervisors:

ADOPT the Planning Commission's Recommendations with the updated Exhibit 3 for Change of Zone No. 7860 showing the final properties to be included in the Zone Change.

3. STAFF RECOMMENDS, in the event property owners request during the Board's public hearing to be included in Change of Zone No. 7860, that the Board of Supervisors:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 524** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7860 amending the zoning classification for several properties from the subject property from R-A-2 1/2, R-A-5, R-A-10, R-A-20, RR, A-1-10, and/or A-1-20 Zone to WC-E Zone, subject to adoption of the Zoning Ordinance showing the final properties to be included in Change of Zone No. 7860.

BACKGROUND:

The Board of Supervisors adopted the Wine Country Community Plan which consisted of revisions to the County General Plan, updated design guidelines and an all new set of zones that foster, encourage, and cultivate all the best aspects of the Wine Country. However, at the time the plan was adopted, the actual zoning of the property within Wine Country was *not* changed. New zones were created, but they were not applied at the time.

The County has launched this effort to change the zoning on some of the property in Wine Country, more specifically within the Wine Country - Equestrian districts (see attached map). The County is not proposing to change the zone on any one individual's property without their express consent. Anyone who does not participate at this time will need to process a separate zone change at the applicant's cost. Because this effort was County initiated, those participating were asked to submit a 'Letter of Intent to Participate.

To date County Staff has:

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: CHANGE OF ZONE NO. 7860**

DATE: July 15, 2015

PAGE: Page 3 of 3

- Assigned the effort Zone Change No. 7860.
- Set up a web site specifically for this effort- <http://planning.rctlma.org/Home/EquestrianZoning.aspx>
- Met with the Community at the Rancho California Horseman's Association on January 17th.
- Sent a letter to everyone within the Wine Country- Equestrian District informing them of the proposed zone change, requesting their participation, and informing them of a community meeting.
- Met again with the Community at the Temecula Public Library on February 26th.
- Sent a second letter to all within the District indicating a deadline of April 13, 2015 to submit the letters of intent.
- Sent a hearing notice of the April 15th Planning Commission hearing on CZ07860 along with a letter explaining in more detail what the hearing and the zone change is about. This went to all within the District and within 600 feet of the District boundary.

The letters made it clear that this is still a discretionary action. The letters also clarified that there is no charge for their participation in this County initiated zone change.

Staff is supporting the change because this is a General Plan consistency zone change and will bring the zoning into conformance with the General Plan.

Change of Zone No. 7860 analyzed the consistency zoning for the entire Wine Country- Equestrian District. While the zoning will only be changed on those properties specifically requested by property owners, the Planning Commission reviewed the consistency zoning for the entire Wine Country-Equestrian District. After the Planning Commission hearing, XX property owners contacted the Planning Department and asked to be included in Change of Zone No. 7860. Their properties included the following APNs XXXX. The Form 11 includes an updated Exhibit 3 that includes these additional properties in Change of Zone No. 7860. Also, since Change of Zone No. 7860 analyzed the consistency zoning for the entire Wine Country- Equestrian District, the Board may consider including additional properties that are within the Wine Country- Equestrian District to Change of Zone No. 7860 and remain consistent with the analysis and recommendation by the Planning Commission.

Summary

The project is proposing a voluntary opt-in General Plan consistency Zone Change for the entire Wine Country Equestrian District as outlined in the General Plan form various zones to the Wine Country- Equestrian (WC-E) Zone. The intent of this zone change is to have a voluntary General Plan consistency zone change, meaning landowners within the Equestrian District can opt into the change.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission.

ATTACHMENTS (if needed, in this order):

- A. Planning Commission Staff Report**
- B. Planning Commission Minutes**
- C. Planning Commission Memo**
- D. Ordinance No. 348.xxxx**



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

August 19, 2015

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: CHANGE OF ZONE 7860 NO NEW ENVIRONMENTAL DOCUMENT REQUIRED

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Saturday, August 22, 2015.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Printed at: 1:06 pm
On: Wednesday, Aug 19, 2015

Ad #: 0010082560
Order Taker: mtinajero

THE PRESS-ENTERPRISE

Classified Advertising

Proof

1825 Chicago Ave, Suite 100
Riverside, CA 92507
(951) 684-1200
(800) 514-7253
(951) 368-9018 Fax

Account Information

Phone #: 951-955-1066
Name: BOARD OF SUPERVISORS
Address: COUNTY OF RIVERSIDE
P.O. BOX 1147
RIVERSIDE, CA 92502

Account #: 1100141323
Client:
Placed By: Cecilia Gil
Fax #:

Ad Information

Placement: Public Notice FR
Publication: PE Riverside, PE.com

Start Date: 08/22/2015
Stop Date: 08/22/2015
Insertions: 1 print / 1 online

Rate code: County Ad Lgl-PE
Ad type: C Legal

Size: 2 X 78 Li
Bill Size: 156.00

Amount Due: **\$226.20**

Ad Copy:

County Initiated Wine Country - Equestrian Zone Change

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisor of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, **September 1, 2015 at 10:30 A.M.** or as soon as possible thereafter, to consider the following project:

The Riverside County Planning Department is processing **Change of Zone No. 7860** that will update the zoning in the Wine Country - Equestrian District to apply the Wine Country -Equestrian Zone created by the Wine Country Community Plan in 2013, and proposes the Adoption of an Ordinance in reference to the Change of Zone. A map showing the boundary of the Wine Country -Equestrian District and the current zones on the properties within the Wine Country - Equestrian District can be viewed at <http://planning.rctlma.org/Home/EquestrianZoning.aspx>.

Participation in this County lead Change of Zone is voluntary. The map shows the area of potential participation. A property's zone will only be changed with the property owner's request to be included in Change of Zone No. 7860. Anyone wishing not to participate at this time, and wish to have the property's zone changed in the future, will need to process a separate change of zone application at the applicant's cost. While this is a County Initiated zone change, the Board of Supervisors will still hold a public hearing on the proposal and may approve or deny the project.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501. Additionally, the public may visit <http://planning.rctlma.org/Home/EquestrianZoning.aspx>. For further information regarding the project please contact Matt Straite at (951) 955-8631 or by e-mail at mstraite@rctlma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: August 19, 2015

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

8/22



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

August 19, 2015

THE CALIFORNIAN
ATTN: LEGALS
P.O. BOX 120191
TEMECULA, CA 92590

Email: LegalsSWRiverside@UTSanDiego.com

RE: NOTICE OF PUBLIC HEARING: CHANGE OF ZONE 7860 NO NEW ENVIRONMENTAL DOCUMENT REQUIRED

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Saturday, August 22, 2015.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: cathy.viars@sduniontribune.com
Sent: Wednesday, August 19, 2015 2:59 PM
To: Gil, Cecilia
Subject: 1219291 10937471 CA-CZ 7860
Attachments: M:\\OrderConf.pdf

Hi Cecilia

All set to go for Saturday! (made the change to Supervisor(s)) Have a great afternoon!

Please print attached Order Confirmation for Ad Copy and Account Information for your records.

YOUR ACCOUNT# 1219291 AD# 10937471 PO# CA-CZ 7860

NET \$ 319.76

The San Diego Union Tribune

The Californian - - TEMECULA

Covers SouthWest RIVERSIDE

AD will be Published on the following date(s):

08/22/15

NO OTHER PUBLICATIONS



We **DO NOT** file the affidavits with the court of hearing. When you receive the original affidavit you will be responsible to file with the court before your hearing date.

You can check with the court of hearing and see if they will accept an **E-Filing** which an original copy of the Affidavit is attached.

Please email me back if there are any changes or questions.

Thank you
Cathy Viars
951-251-0329

To ensure your ad to be published as requested, send all advertising to:

LegalsSWRiverside@SDUnionTribune.com

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on August 19, 2015, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

Change of Zone No. 7860

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: September 1, 2015 @ 10:30 A.M.

SIGNATURE: *Cecilia Gil* DATE: August 19, 2015
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Sent: Wednesday, August 19, 2015 12:39 PM
To: Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie
Subject: RE: FOR POSTING: CZ 7860

Received and will be posted

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Wednesday, August 19, 2015 12:26 PM
To: Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie; Meyer, Mary Ann
Subject: FOR POSTING: CZ 7860

Notice of Public Hearing for POSTING. Please confirm. THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010

County initiated Wine Country - Equestrian Zone Change

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If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: August 19, 2015

Kecia Harper-Ihem
Clerk of the Board
By: Cecilia Gil, Board Assistant

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the
(NAME and TITLE)

County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on August 19, 2015, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

Change of Zone No. 7860

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: September 1, 2015 @ 10:30 A.M.

SIGNATURE: Cecilia Gil DATE: August 19, 2015
Cecilia Gil

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/6/2015

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CZ07860 For

Company or Individual's Name Planning Department

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

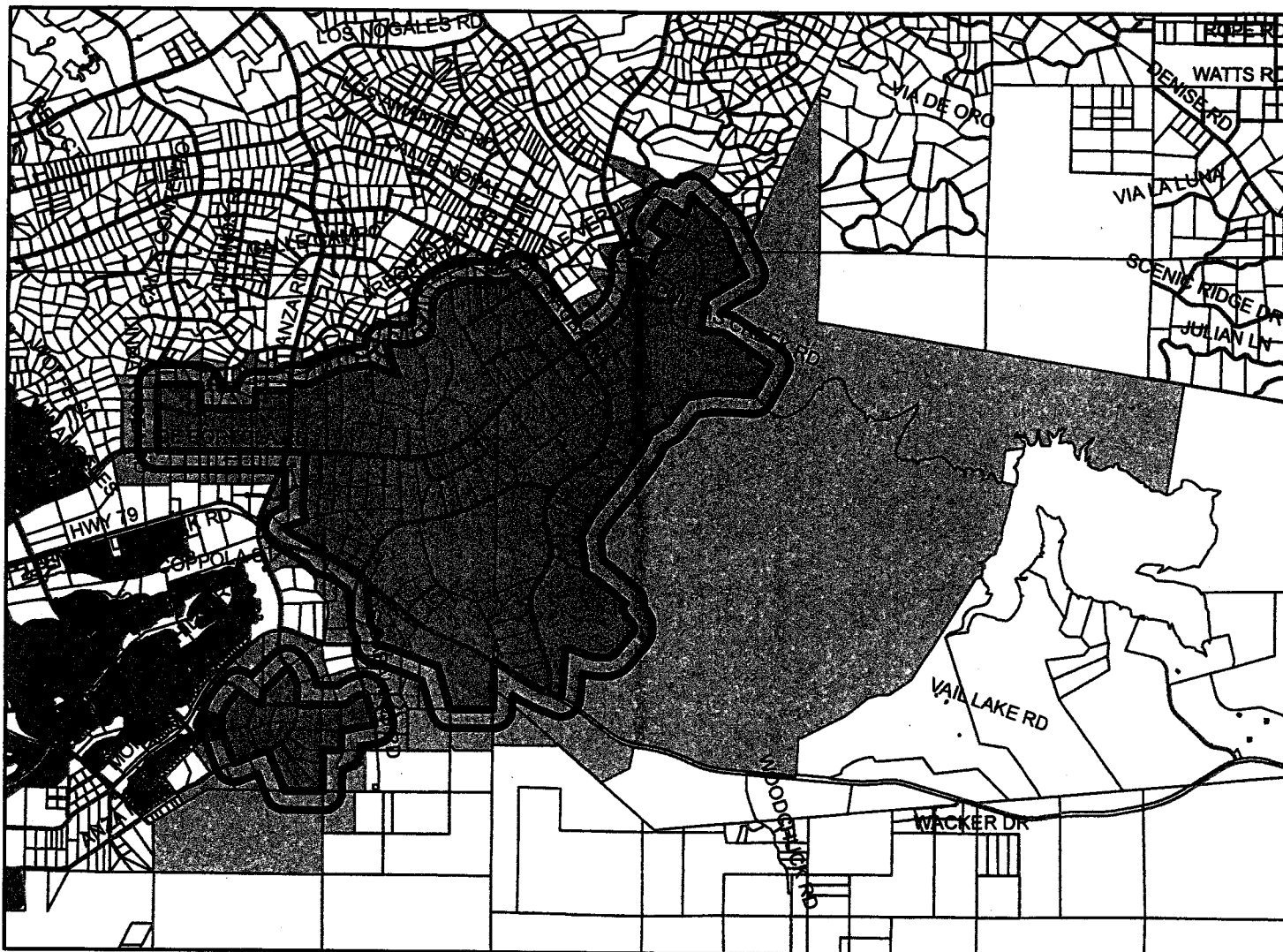
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

*checked by
watts
esp 9/6/15*

CZ07860 (600 feet buffer)



Selected Parcels

965-310-009 927-280-039 927-280-037 927-280-040 966-380-015 966-380-014 951-240-021 951-240-022 966-393-003 927-150-033
 927-090-032 965-440-004 966-380-023 965-440-001 927-100-070 927-160-049 927-160-048 966-390-013 927-150-026 927-100-052
 927-690-013 927-690-011 927-690-018 927-690-010 927-690-017 927-690-019 927-690-012 927-280-019 966-392-002 927-120-007
 966-391-008 927-110-006 927-420-013 927-120-001 966-391-011 927-390-050 927-310-003 927-150-016 927-160-005 927-160-008
 927-690-006 927-610-003 927-150-038 927-150-018 927-150-048 927-150-049 927-390-021 927-310-007 927-560-006 927-120-009
 966-380-013 927-110-007 927-140-003 927-100-057 965-420-003 965-420-002 951-260-005 951-260-006 927-580-004 927-580-005
 927-580-003 951-250-002 927-620-006 966-391-006 966-393-014 966-391-005 966-393-009 966-393-013 966-391-004 927-590-002

First 120 parcels shown



4,500 2,250 0 4,500 Feet

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ASMT: 917110013, APN: 917110013
JEFF CARTER
3719 S PLAZA DR
SANTA ANA CA 92704

ASMT: 927090039, APN: 927090039
ERIN KELLERHOUSE, ETAL
46210 CARPET CT
TEMECULA CA 92592

ASMT: 917110020, APN: 917110020
REGENTS OF THE UNIVERSITY OF CALIF
1111 FRANKLIN ST 6TH FL
OAKLAND CA 94612

ASMT: 927090040, APN: 927090040
PATRICIA RICH
36427 LINDA ROSEA
TEMECULA, CA. 92592

ASMT: 917120001, APN: 917120001
DORLAND MOUNTAIN ARTS COLONY INC
P O BOX 6
TEMECULA CA 92593

ASMT: 927090041, APN: 927090041
PATRICIA RICH
36427 LINDA ROSEA RD
TEMECULA, CA. 92592

ASMT: 927090001, APN: 927090001
J STEPHENSON
P O BOX 891656
TEMECULA CA 92589

ASMT: 927090042, APN: 927090042
HEIDI GREEN, ETAL
36340 LINDA ROSEA RD
TEMECULA, CA. 92592

ASMT: 927090032, APN: 927090032
KRISTINE KALFUS, ETAL
36385 LINDA ROSEA RD
TEMECULA CA 92592

ASMT: 927090043, APN: 927090043
JANNETTA SPOGLI, ETAL
36293 LINDA ROSEA RD
TEMECULA, CA. 92592

ASMT: 927090033, APN: 927090033
GINA HYNEK, ETAL
36409 LINDA ROSEA RD
TEMECULA, CA. 92592

ASMT: 927090044, APN: 927090044
LIZBETH BERONA, ETAL
36200 LINDA ROSEA RD
TEMECULA, CA. 92592

ASMT: 927090037, APN: 927090037
JEANETTE DIXON, ETAL
P O BOX 531
TEMECULA CA 92593

ASMT: 927090046, APN: 927090046
J STEPHENSON
36137 LINDA ROSEA RD
TEMECULA CA 92592

ASMT: 927100024, APN: 927100024
TRACY BURR, ETAL
35560 DE PORTOLA RD
TEMECULA, CA. 92592

ASMT: 927100053, APN: 927100053
LINDA DAVIS
4265 CITRUS DR
FALLBROOK CA 92028

ASMT: 927100028, APN: 927100028
TRACY BURR, ETAL
35550 DE PORTOLA RD
TEMECULA, CA. 92592

ASMT: 927100054, APN: 927100054
HECTOR VELASCO
97 CANYON CREEK
IRVINE CA 92603

ASMT: 927100042, APN: 927100042
JAMES BROWN
36733 PAUBA RD
TEMECULA, CA. 92592

ASMT: 927100055, APN: 927100055
WESTFIELD HILLS
C/O CHARLES M SHUMAKER
333 S HOPE ST 35TH FL
LOS ANGELES CA 90071

ASMT: 927100043, APN: 927100043
DENISE PICKETT, ETAL
36875 PAUBA RD
TEMECULA CA 92592

ASMT: 927100065, APN: 927100065
LORI FENTON, ETAL
12 OAKBROOK
TRABUCO CANYON CA 92640

ASMT: 927100044, APN: 927100044
FRAMTELO LTD PARTNERSHIP
36820 PASEO DEL TRAZA
TEMECULA, CA. 92592

ASMT: 927100069, APN: 927100069
PAUBA PROP
1048 IRVINE AVE NO 719
NEWPORT BEACH CA 92660

ASMT: 927100051, APN: 927100051
MARY RAMSAY, ETAL
P O BOX 52
TEMECULA CA 92593

ASMT: 927100070, APN: 927100070
BELLAGIO PROP
P O BOX 894029
TEMECULA CA 92589

ASMT: 927100052, APN: 927100052
DON ROLOFF, ETAL
C/O DON E ROLOFF
36420 DE PORTOLA RD
TEMECULA, CA. 92592

ASMT: 927100074, APN: 927100074
GREEN ACRES RANCH INC
35750 DE PORTOLA RD
TEMECULA CA 92592



ASMT: 927100076, APN: 927100076
MICHAEL HICKMAN
36400 DE PORTOLA RD
TEMECULA CA 92592

ASMT: 927110014, APN: 927110014
SUSAN COAKE, ETAL
35455 VIA SOL VISTA
TEMECULA, CA. 92592

ASMT: 927110005, APN: 927110005
CHERYL TAYLOR BELL, ETAL
35355 LINDA ROSEA RD
TEMECULA, CA. 92592

ASMT: 927110015, APN: 927110015
MAYRA HARTSFIELD, ETAL
35435 VIA SOL VISTA
TEMECULA, CA. 92592

ASMT: 927110006, APN: 927110006
ASCELLA RONSON, ETAL
35395 LINDA ROSEA RD
TEMECULA, CA. 92592

ASMT: 927110016, APN: 927110016
TERRY SUE BERG, ETAL
35415 VIA SOL VISTA
TEMECULA, CA. 92592

ASMT: 927110007, APN: 927110007
PEBBLE CUNNINGHAM, ETAL
26532 BROKEN BIT LN
LAGUNA HILLS CA 92653

ASMT: 927110017, APN: 927110017
TRACI LORTS, ETAL
35375 VIA CERRO VISTA
TEMECULA, CA. 92592

ASMT: 927110009, APN: 927110009
ROBERT LINDMAYER
35270 VIA CERRO VISTA
TEMECULA, CA. 92592

ASMT: 927110018, APN: 927110018
JOHNS FAMILY LTD PARTNERSHIP
35365 VIA CERRO VISTA
TEMECULA, CA. 92592

ASMT: 927110010, APN: 927110010
PAIGE WINTON, ETAL
41580 AVENIDA RANCHO VIS
TEMECULA, CA. 92592

ASMT: 927120001, APN: 927120001
CARL LEWIS
35025 LINDA ROSEA RD
TEMECULA, CA. 92592

ASMT: 927110013, APN: 927110013
DAVA HASSLER, ETAL
35445 LINDA ROSEA
TEMECULA, CA. 92592

ASMT: 927120006, APN: 927120006
MARIO MAROTTO
35080 VIA CERRO VISTA
TEMECULA, CA. 92592

ASMT: 927120007, APN: 927120007
BARBARA MEADOWCROFT, ETAL
35050 VIA CERRO VISTA
TEMECULA, CA. 92592

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ASMT: 927150017, APN: 927150017
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32446 CORTE BARELA
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ASMT: 927140025, APN: 927140025
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ASMT: 927150033, APN: 927150033
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43111 TURF LN
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ASMT: 927160021, APN: 927160021
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ASMT: 927150034, APN: 927150034
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43100 TURF LN
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44140 MAGGIE WEED LANE
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525 PLAZA DEL CID
CHULA VISTA CA 91910

ASMT: 927280040, APN: 927280040
ADOBE LAND CO
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41925 AVENIDA ORTEGA
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41455 VIA DEL MONTE
TEMECULA CA 92502

ASMT: 927310003, APN: 927310003
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41875 AVENIDA ORTEGA
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42375 CALLE LAGARTIJA
TEMECULA, CA. 92592

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9340 MAYBECK WAY
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ARCADIA CA 91006

ASMT: 927400005, APN: 927400005
BEVERLY WEEKS, ETAL
35790 LINDA ROSEA RD
TEMECULA, CA. 92592

ASMT: 927420012, APN: 927420012
GROVER SMITH MFG CORP
41836 ARBOR GLEN DR
TEMECULA, CA. 92592

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ASMT: 927420013, APN: 927420013
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41798 ARBOR GLEN DR
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PMB 250
31103 RANCHO VIEJO NO 2
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ASMT: 927650033, APN: 927650033
CAROL BAILY, ETAL
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ASMT: 927640003, APN: 927640003
RENZONI VINEYARDS INC
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TEMECULA, CA. 92592

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35325 DE PORTOLA RD
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TEMECULA, CA. 92592

ASMT: 965390001, APN: 965390001
NANCY POKRAJAC MERA
520 WEDGEWOOD LN
LA HABRA CA 90631

ASMT: 951260006, APN: 951260006
CRAIG CASNER
3452 DE PORTOLA RD
TEMECULA CA 92592

ASMT: 965420003, APN: 965420003
STEPHEN CORONA, ETAL
C/O JAMES CORONA
43915 CORONADO
TEMECULA CA 92592

ASMT: 965300007, APN: 965300007
JESS OLEARY
42405 SANDAK RD
TEMECULA, CA. 92592

ASMT: 965440001, APN: 965440001
BARBARA AFFOLTER
34121 DE PORTOLA RD
TEMECULA, CA. 92592

ASMT: 965310008, APN: 965310008
LINDA SPEAR, ETAL
360 E 1ST ST NO 337
TUSTIN CA 92780

ASMT: 965440002, APN: 965440002
EQUIPMENT VALLEY INV
C/O RAYMOND COBURN
13930 OAKS AVE
CHINO CA 91710

ASMT: 965310009, APN: 965310009
DEBORAH CAIOZZO, ETAL
42675 CALLE CONTENTO
TEMECULA, CA. 92592

ASMT: 965440003, APN: 965440003
KALI CHAUDURI
1225 E LATHAM AVE STE A
HEMET CA 92543

ASMT: 965440005, APN: 965440005
HIGHWAY 79 SOUTH PARTNERS
C/O STRETEGIC GLOBAL INC
1225 E LATHAM AVE NO A
HEMET CA 92543

ASMT: 965460002, APN: 965460002
PATRICIA DAVIS
34741 DE PORTOLA RD
TEMECULA, CA. 92592

ASMT: 965440006, APN: 965440006
LOIS HASTINGS, ETAL
34383 DE PORTOLA RD
TEMECULA, CA. 92592

ASMT: 965460003, APN: 965460003
ELAINE FEINBERG, ETAL
41911 5TH ST NO 300
TEMECULA CA 92590

ASMT: 965440008, APN: 965440008
IRENE LAPOINTE
C/O NO 223C
41780 BUTTERFIELD STAGE
TEMECULA CA 92592

ASMT: 965460004, APN: 965460004
NANCY KAZANJIAN, ETAL
43401 ANZA RD
TEMECULA, CA. 92592

ASMT: 965440009, APN: 965440009
JONI GIBSON, ETAL
34395 DE PORTOLA RD
TEMECULA, CA. 92592

ASMT: 966380006, APN: 966380006
RANCON REDHAWK VALLEY 44
C/O JIM LYTTLE
41391 KALMIA ST STE 200
MURRIETA CA 92562

ASMT: 965440010, APN: 965440010
DAN GIBSON
43315 CALLE ROCINANTE
TEMECULA, CA. 92591

ASMT: 966380009, APN: 966380009
REDHAWK VALLEY II
C/O DAN STEPHENSON
41391 KALMIA ST 200
MURRIETA CA 92562

ASMT: 965440011, APN: 965440011
KATHLEEN CALLAHAN SMITH, ETAL
31805 TEMECULA PKWY 411
TEMECULA CA 92592

ASMT: 966380010, APN: 966380010
RONALD SMITH
511 BAYSHORE DR NO 802
FL LAUDERDALE FL 33304

ASMT: 965460001, APN: 965460001
JASMINKA MATIC, ETAL
7161 BON VILLA CIR
LA PALMA CA 90623

ASMT: 966380012, APN: 966380012
WESTERN STATES HOLDING CO
C/O RANDALL HUMPHREYS
P O BOX 3340
ONTARIO CA 91761

ASMT: 966380013, APN: 966380013
CHUXIANG WANG
C/O ROBERT THOMAS ORMOND
2001 6TH AVE STE 2022
SEATTLE WA 98121

ASMT: 966380022, APN: 966380022
BRADLEY CAPEN, ETAL
31874 VIA BARRAZA
TEMECULA CA 92592

ASMT: 966380015, APN: 966380015
ALI POURDASTAN
48 VIA ALCAMO
SAN CLEMENTE CA 92673

ASMT: 966380023, APN: 966380023
BAKER ESTATE GROUP
45115 LOS CABOLLOS
TEMECULA, CA. 92592

ASMT: 966380016, APN: 966380016
KATHLEEN SPANO, ETAL
34670 SANTA RITA RD
TEMECULA CA 92592

ASMT: 966380024, APN: 966380024
SUSAN HARRISON, ETAL
34725 SANTA RITA RD
TEMECULA, CA. 92592

ASMT: 966380018, APN: 966380018
DIANE YOUNT
34970 SANTA RITA RD
TEMECULA, CA. 92592

ASMT: 966380025, APN: 966380025
JILL LITTEN, ETAL
45031 ANZA RD
TEMECULA, CA. 92592

ASMT: 966380019, APN: 966380019
SOONTAREE NEMEC
41 ROCKY KNOLL
IRVINE CA 92715

ASMT: 966380026, APN: 966380026
ROBB WALLEN, ETAL
C/O ELIZABETH A VIETS
45201 ANZA RD
TEMECULA, CA. 92592

ASMT: 966380020, APN: 966380020
RAKHSHANDA AHMED, ETAL
36035 CORTE LISBOA
MURRIETA CA 92562

ASMT: 966380027, APN: 966380027
SARAJANE KIRBY, ETAL
34555 SANTA RITA RD
TEMECULA, CA. 92592

ASMT: 966380021, APN: 966380021
GILDA TAVOUSSI, ETAL
2001 CAHUNA TER
CORONA DEL MAR CA 92625

ASMT: 966380032, APN: 966380032
BEDHAWK INV, ETAL
3112 BOSTONIAN
LOS ALAMITOS CA 90720

ASMT: 966380033, APN: 966380033
RANCHO CALIF WATER DIST
42135 WINCHESTER RD
TEMECULA CA 92590

ASMT: 966390010, APN: 966390010
JUDIE BOMAN, ETAL
34198 ALTAVISTA DR
TEMECULA, CA. 92592

ASMT: 966380034, APN: 966380034
JINGWEI HOPKINS, ETAL
399 E STATE ST
PLEASANT GROVE UT 84062

ASMT: 966390011, APN: 966390011
TERESA HICKS, ETAL
34186 ALTAVISTA DR
TEMECULA CA 92592

ASMT: 966380035, APN: 966380035
RANCHO CALIFORNIA WATER DIST
P O BOX 9017
TEMECULA CA 92589

ASMT: 966390012, APN: 966390012
EDNA DUSKIN, ETAL
34174 ALTAVISTA DR
TEMECULA CA 92592

ASMT: 966390006, APN: 966390006
BENNY LUI, ETAL
34246 ALTAVISTA DR
TEMECULA CA 92592

ASMT: 966390013, APN: 966390013
WEI LI, ETAL
34162 ALTAVISTA DR
TEMECULA CA 92592

ASMT: 966390007, APN: 966390007
MARY LUCAS, ETAL
34234 ALTAVISTA DR
TEMECULA CA 92592

ASMT: 966390014, APN: 966390014
ELIZABETH COOPER, ETAL
34150 ALTAVISTA DR
TEMECULA CA 92592

ASMT: 966390008, APN: 966390008
SHARON BOYD, ETAL
34222 ALTAVISTA DR
TEMECULA CA 92592

ASMT: 966391007, APN: 966391007
SANGDOW THOMPSON, ETAL
34217 MAZARINE DR
TEMECULA CA 92592

ASMT: 966390009, APN: 966390009
LORETTA DAVIS, ETAL
34210 ALTAVISTA DR
TEMECULA CA 92592

ASMT: 966391008, APN: 966391008
MELISSA MESSENGER, ETAL
34229 MAZARINE DR
TEMECULA CA 92592

ASMT: 966391009, APN: 966391009
LOURDES PEREZ, ETAL
34241 MAZARINE DR
TEMECULA CA 92592

ASMT: 966392003, APN: 966392003
TIFFANY ROMERO, ETAL
45114 ROSETA CT
TEMECULA CA 92592

ASMT: 966391010, APN: 966391010
WENDY SOO, ETAL
34253 MAZARINE DR
TEMECULA CA 92592

ASMT: 966392004, APN: 966392004
SHELLY COBB, ETAL
45117 ROSETA CT
TEMECULA CA 92592

ASMT: 966391011, APN: 966391011
KRISTA EARLE, ETAL
34265 MAZARINE DR
TEMECULA CA 92592

ASMT: 966392005, APN: 966392005
NATHALIE HEBERT, ETAL
45129 ROSETA CT
TEMECULA CA 92592

ASMT: 966391012, APN: 966391012
WYNONAH KEEGAN, ETAL
34277 MAZARINE DR
TEMECULA, CA. 92592

ASMT: 966392006, APN: 966392006
ROSEANN THORN
45141 ROSETA CT
TEMECULA CA 92592

ASMT: 966391013, APN: 966391013
KIMBERLY RUSS, ETAL
34289 MAZARINE DR
TEMECULA CA 92592

ASMT: 966392007, APN: 966392007
KENDRA JOHNSON, ETAL
45146 PALOMAR PL
TEMECULA, CA. 92592

ASMT: 966392001, APN: 966392001
PEDRO AVILES
45138 ROSETA CT
TEMECULA, CA. 92592

ASMT: 966392008, APN: 966392008
JENNIFER RAMOS, ETAL
45134 PALOMAR PL
TEMECULA CA 92592

ASMT: 966392002, APN: 966392002
JACLYN LEIZEROWICZ, ETAL
45126 ROSETA CT
TEMECULA CA 92563

ASMT: 966392009, APN: 966392009
CLINIC KEODARA, ETAL
45122 PALOMAR PL
TEMECULA CA 92592

ASMT: 966392010, APN: 966392010
ANDREA HEBERT, ETAL
45110 PALOMAR PL
TEMECULA CA 92592

ASMT: 966393002, APN: 966393002
THOMAS CORCORAN
45083 PALOMAR PL
TEMECULA, CA. 92592

ASMT: 966392011, APN: 966392011
FELIZA REMMERS, ETAL
45098 PALOMAR PL
TEMECULA CA 92592

ASMT: 966393003, APN: 966393003
ANTHONY MADARIAGA
45095 PALOMAR PL
TEMECULA CA 92592

ASMT: 966392012, APN: 966392012
SITI SANTOK, ETAL
45086 PALOMAR PL
TEMECULA CA 92592

ASMT: 966393004, APN: 966393004
MELISSA BRAZIL
45107 PALOMAR PL
TEMECULA CA 92592

ASMT: 966392013, APN: 966392013
DENISE TELLEZ, ETAL
45074 PALOMAR PL
TEMECULA CA 92592

ASMT: 966393005, APN: 966393005
MICHELE TAYLOR, ETAL
45119 PALOMAR PL
TEMECULA CA 92592

ASMT: 966392014, APN: 966392014
SHANTEL MONCITO
34229 ALTAVISTA DR
TEMECULA CA 92592

ASMT: 966393006, APN: 966393006
CHERYL JAKOFSKY, ETAL
45131 PALOMAR PL
TEMECULA CA 92592

ASMT: 966392015, APN: 966392015
AMY AUSTIN, ETAL
34241 ALTAVISTA DR
TEMECULA CA 92592

ASMT: 966393007, APN: 966393007
SHIRLEY HOLMES, ETAL
45143 PALOMAR PL
TEMECULA CA 92592

ASMT: 966393001, APN: 966393001
NARGIS NASEN, ETAL
45071 PALOMAR PL
TEMECULA CA 92592

ASMT: 966393008, APN: 966393008
NARGIS NASERI, ETAL
45142 MORGAN HEIGHTS RD
TEMECULA CA 92592



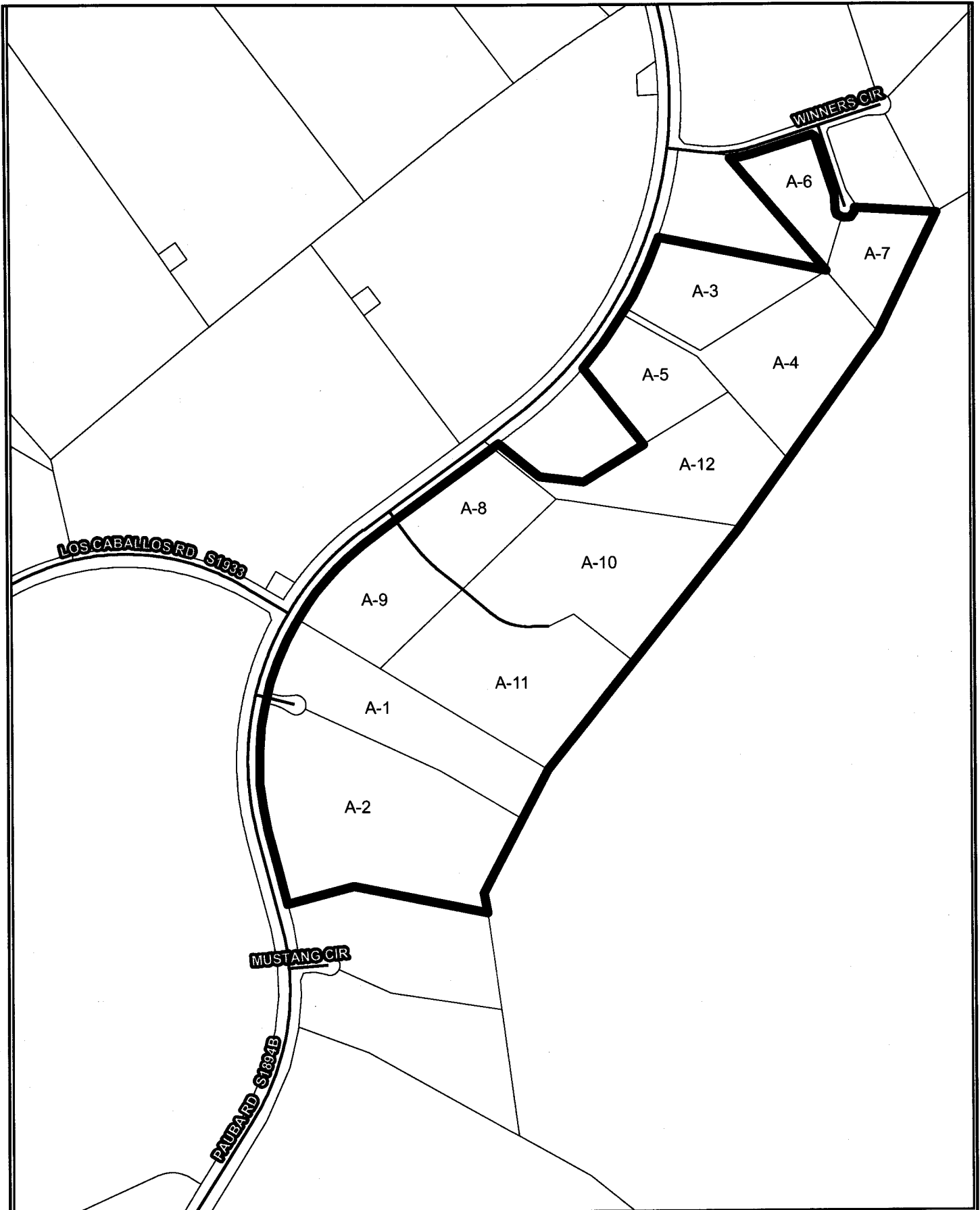
ASMT: 966393010, APN: 966393010
MICHELLE KENNEDY, ETAL
45118 MORGAN RD
TEMECULA CA 92592

ASMT: 966393011, APN: 966393011
DELEXSTINE FAISON, ETAL
45106 MORGAN HEIGHTS RD
TEMECULA CA 92592

ASMT: 966393012, APN: 966393012
JESSICA RUVALCABA, ETAL
45094 MORGAN HEIGHTS RD
TEMECULA CA 92592

ASMT: 966393014, APN: 966393014
D R HORTON LOS ANGELES HOLDING CO
2280 WARDLOW CIR STE 100
CORONA CA 92880

EXHIBIT "A"



WINE COUNTRY EQUESTRIAN ZONE CHANGE PARCELS

LEGAL DESCRIPTIONS

Parcel A-1

APN 927-170-007 32712 Campo Dr

Parcels 1 and 2 of Parcel Map No. 34562, as shown by map on file in Book 231 Pages 20 through 22, inclusive, of Parcel Maps, Records of Riverside County, California.

Parcel A-2

APN 927-170-008 32712 Campo Dr

Parcels 1 and 2 of Parcel Map No. 34562, as shown by map on file in Book 231 Pages 20 through 22, inclusive, of Parcel Maps, Records of Riverside County, California.

Parcel A-3

APN 927-150-027 37740 Pauba Rd

Parcel 2 of Parcel Map 6565, as per map on file in Book 24, Page 9 of Parcel Map, in the Office of the County Recorder of said County.

Parcel A-4

APN 927-150-028 37780 Pauba Rd

Parcel 3 of Parcel Map 6565, as per map thereon on file in Book 24, Page 9 of Parcel Maps, Records of Riverside County.

Parcel A-5

APN 927-150-023 37800 Puaba Rd

Parcel 1 of Parcel Map No. 12022, in the County of Riverside, State of California, as per map recorded in Book 58, Page 43 of Parcel Maps, records of said County.

Parcel A-6

APN 927-150-033 43111 Turf Lane

Parcel 1 of Parcel Map 19676, as shown by map on file in Book 111, Pages 53 and 54 of Parcel Maps, Riverside County, California.

Parcel A-7

APN 927-150-035 43130 Turf Lane

Parcel 3 and Lot "E" of Parcel Map 18676, in the County of Riverside, State of California, as shown on a Map thereof recorded in Book 111, Pages 53 and 54, inclusive, of Maps, in the Office of the County Recorder of said County.

Parcel A-8

APN 927-170-001 63540 Silver Spur Rd

Parcels 1 and 2 of Parcel Map No. 4651, as per Map filed in Book 6, Page 18 of Parcel Maps, in the Office of the County Recorder of Riverside County, State of California.

Parcel A-9

APN 927-170-002 63540 Silver Spur Rd

Parcels 3 and 4 of Parcel Map No. 4651, as per Map in Book 6, Page 18 of Parcel Maps, in the Office of the County Recorder of Riverside County, State of California.

Parcel A-10

APN 927-170-003 63540 Silver Spur Rd

Parcels 1 and 2 of Parcel Map No. 4651, as per Map filed in Book 6, Page 18 of Parcel Maps, in the Office of the County Recorder of Riverside County, State of California.

Parcel A-11

APN 927-170-004 63540 Silver Spur Rd

Parcels 3 and 4 of Parcel Map No. 4651, as per Map in Book 6, Page 18 of Parcel Maps, in the Office of the County Recorder of Riverside County, State of California.

Parcel A-12

APN 927-150-024 Pauba Rd

Parcel 2 of Parcel Map 12022 as per map on file in Book 58, Page 43 of Parcel Maps, Records of Riverside County, California.



WC-E WINE COUNTRY - EQUESTRIAN



WINE COUNTRY EQUESTRIAN ZONE CHANGE PARCELS

LEGAL DESCRIPTIONS

Parcel B-1

APN 951-250-003 34074 Mekeel Ranch Rd

That certain real property located in the County of Riverside, commonly described as 34074, 34174, and 34274 Mekeel Ranch Road, Temecula, California, 92592, and more particularly described as follows:

“Together with the riparian rights to the waters in the watershed of the Santa Maria River and its tributaries, that may belong to or be appurtenant to the above-described lands, reserving to the retained lands of Rancho California (a partnership composed of Kaiser Rancho California, Inc., Temecula Properties, Inc., and Temecula Investment Company) (herein “Rancho California”), all riparian rights to the waters in the watershed of the Santa Margarita River and its tributaries that may belong to or be appurtenant to said retained lands. It is the intention of to convey hereby all water rights and privileges which pertain to the retained lands of Rancho California. Provided, however, grantee shall have no right to develop, pump, extract, or divert by either conduits, canals, pumping plants or other devices, water from the Santa Margarita River and its tributaries, and all percolating water.”

Subject To:

1. Non-delinquent installments of real property taxes and assessments.
2. Covenants, conditions, restrictions, right of ways, and easements of record or apparent.

Roadway Access Easement: Easements for roadway and public utility purposes to be used in common with others, in and over a strips of land over that portion of the Rancho Pauba, in the County of Riverside, State of California, which rancho was granted by the government of the United States to Luis Vignes by patent dated January 19, 1860, and recorded in Book 1 Page 45 of Patents, in the office of the County Recorder of San Diego County, State of California, the centerline if which is described as follows:

(i) A 110.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at a point on the northeasterly line of the Ranch Temecula, in the County of Riverside, State of California, which rancho was granted by the government of the United States to Luis Vignes by patent dated January 18, 1860, and recorded in the Office of the County Recorder of San Diego County in Book 1, of Patents at Page 37 thereof, said point being a County of Riverside Brass Cap monument set in a 14-inch diameter pipe filled with concrete and shown in said County of Riverside Survey Field Book 832 at Page 3, said point being the northerly terminus of the Temecula-Murrieta Ranch line; thence South 47° 41' 03" East, 151.78 feet to a 6-inch by 6-inch by 18-inch granite stone, chiseled L.E. on south face and accepted as Corner Number 9 of said Rancho Temecula per Record of Survey files in said County of Riverside in Book 5, Page 39 of Records; thence South 64° 52' 19" East, 811.02 feet; Thence North 58° 12' 41" East, 225.58 feet to the beginning of a tangent curve concave southeasterly and having a radius

of 1800.00 feet; thence northeasterly 328.32 feet along said curve, through a central angle of 10° 27' 03"; thence North 68° 39' 44" East, 1872.83 feet to the beginning of a tangent curve concave southeasterly and having a radius of 4000.00 feet; thence northeasterly along said curve 1043.77 feet through a central angle of 14° 57' 03"; thence North 83° 36' 47" East, 711.84 feet to the beginning of a tangent curve concave northwesterly and having a radius of 2000.00 feet; the northeasterly along said curve 771.47 feet through a central angle of 22° 06' 04"; thence North 61° 30' 43" East, 1070.04 feet to the beginning of a tangent curve concave southeasterly and having a radius of 8000.00 feet; thence northeasterly along said curve 1182.13 feet through a central angle of 8° 27' 59"; thence North 69° 58' 42" East, 2924.49 feet to the beginning of a tangent curve concave northwesterly and having a radius of 3600.00 feet; thence along said curve 1357.45 feet through a central angle of 21° 36' 16"; thence North 48° 22' 26" /east, 1581.11 feet to Point "A", being the True Point of Beginning; thence South 41° 42' 50" East, 732.41 feet to the beginning of a tangent curve concave southwesterly and having a radius of 2000.00 feet; thence southeasterly along said curve 662.98 feet through a central angle of 18° 59' 35"; the South 22° 43' 15" East, 823.44 feet to the beginning of a tangent curve concave southwesterly and having a radius of 2000.00 feet; thence southeasterly along said curve 731.19 feet through a central angle of 20° 56' 49"; thence South 1° 46' 26" East, 766.30 feet to the beginning of a tangent curve concave northeasterly and having a radius of 1400.00 feet; thence southeasterly along said curve 625.11 through a central angle of 24° 34' 58"; thence South 27° 21' 24" East, 554.43 feet to the beginning of a tangent curve concave westerly and having a radius of 1200.00 feet; thence southerly along said curve 812.79 feet through a central angle of 38° 48' 28"; thence South 11° 27' 04" West, 551.14 feet to the beginning of a tangent curve concave easterly and having a radius of 1200.00 feet, thence southerly along said curve 589.26 feet through a central angle of 28° 08' 06"; thence South 16° 41' 02" East, 776.96 feet to the beginning of a tangent curve concave westerly and having a radius of 1200.00 feet; thence southerly along said curve 682.27 feet through a central angle of 32° 34' 33"; thence South 15° 53' 31" West, 2867.36 feet to the beginning of a tangent curve concave easterly and having a radius of 4000.00 feet; thence southerly along said curve 1086.29 feet through a central angle of 15° 33' 36"; thence South 0° 19' 55" West, 1423.62 feet to the beginning of a tangent curve concave northwesterly and having a radius of 4000.00 feet; thence southwesterly along said last mentioned curve 887.09 feet to a Point "B" a radial of said last mentioned curve to said last mentioned point bears South 76° 57' 41" East; thence continuing along said last mentioned curve 677.17 feet through a central angle of 9° 41' 59"; thence tangent to said last mentioned curve South 22° 44' 18" West, 1552.61 feet to the beginning of a tangent curve concave easterly and having a radius of 1200.00 feet; thence southerly along said curve 976.10 feet through a central angle of 46° 36' 20", (the center line of Stat Highway Sign Route 71 intersects the center line of said 110.00 feet roadway at a point 220 feet, more or less, along said curve from the beginning thereof, said Highway 71 also known as Temecula Aguanga State Highway).

(ii) A 110.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at Point "B" as described in Roadway Access Easement (i) above described; thence West 4107.35 feet to Point "C"; thence continuing West 729.14 feet.

(iii) An 88.00 foot strip of land over that portion of said Rancho Paula, the center line of which is described as follows:

Beginning at Point "C" as described in Roadway Access Easement (ii) above described; thence North 2414.79 feet.

Rancho California has reserved the right dedicate Roadway Access Easement (i), (ii), and (iii) herein above described for roadway and utility purposes, together with slope easements adjoining said Roadway Access Easement (i), (ii), and (iii) at a ratio of 2:1 as required by governmental agencies.

Purchase Parcel: That portion of said Rancho Pauba described as follows:

Beginning at Point "C" as described Roadway Access Easement (iii) above described thence along the center line of Roadway Access Easement (ii) above described East 1357.35 feet to the West line of the land described in the deed to Charles T. Leavitt and wife recorded April 28, 1967 as Instrument No. 36275 in the Office of County Recorder of said Riverside County; thence along said West line and its northerly prolongation North 2118.07 feet; thence West 1357.35 feet to the center line of Roadway Access Easement (iii) above described; thence along said center line South 2118.07 feet to the Point of Beginning.

Ranch California has reserve for itself, its successors and assigns, non-exclusive easements appurtenant to the lands of Ranch California, as described in a deed from Vail Company to Ranch California, dated November 25, 1964, recorded December 4, 1964, in Book 3868, Page 233, Records of Riverside County, California, for roadway and utility purposes and with the additional right of Ranch California or its successors to dedicate these easements for roadway and utility purposes together with slope easements adjoining said easements at a ratio of 2:1 as required by governmental agencies over the following described strips of land:

A 110.00 foot strip and a 88.00 foot strip of land over a portion of said Ranch Pauba the center lines of which are described as follows:

All of Roadway Access Easement (ii) and (iii) above described. Except therefrom any portion thereof not included within Purchase Parcel above described.

Ranch California has also reserved therefrom an easement for roadway purposes and for the establishment and maintenance of pipelines and related appurtenances in and over strips of land 20.00 feet in width, the center lines of which are described as follows:

Beginning at a point in the east line of the above described Purchase Parcel distant thereon North 643.14 feet from the southeast corner of said Purchase Parcel; thence North 15° 59' 54" West, 496.08 feet to Point "F"; thence North 75° 57' 50" West, 516.78 feet; thence North 77° 50' 42" West, 687.05 feet; thence South 52° 32' 58" West, 296.02 feet; thence South 15° 41' 42" East, 1256.86 feet;

Also beginning at Point "F"; thence South 75° 57' 50" East, 140.93 feet.

Except therefrom any portion thereof not included within Purchase Parcel above described.

Parcel B-2

APN 951-250-004 34074 Mekeel Ranch Rd

That certain real property located in the County of Riverside, commonly described as 34074, 34174, and 34274 Mekeel Ranch Road, Temecula, California, 92592, and more particularly described as follows:

“Together with the riparian rights to the waters in the watershed of the Santa Maria River and its tributaries, that may belong to or be appurtenant to the above-described lands, reserving to the retained lands of Rancho California (a partnership composed of Kaiser Rancho California, Inc., Temecula Properties, Inc., and Temecula Investment Company) (herein “Rancho California”), all riparian rights to the waters in the watershed of the Santa Margarita River and its tributaries that may belong to or be appurtenant to said retained lands. It is the intention of to convey hereby all water rights and privileges which pertain to the retained lands of Rancho California. Provided, however, grantee shall have no right to develop, pump, extract, or divert by either conduits, canals, pumping plants or other devices, water from the Santa Margarita River and its tributaries, and all percolating water.”

Subject To:

1. Non-delinquent installments of real property taxes and assessments.
2. Covenants, conditions, restrictions, right of ways, and easements of record or apparent.

Roadway Access Easement: Easements for roadway and public utility purposes to be used in common with others, in and over a strips of land over that portion of the Rancho Pauba, in the County of Riverside, State of California, which rancho was granted by the government of the United States to Luis Vignes by patent dated January 19, 1860, and recorded in Book 1 Page 45 of Patents, in the office of the County Recorder of San Diego County, State of California, the centerline if which is described as follows:

(i) A 110.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at a point on the northeasterly line of the Ranch Temecula, in the County of Riverside, State of California, which rancho was granted by the government of the United States to Luis Vignes by patent dated January 18, 1860, and recorded in the Office of the County Recorder of San Diego County in Book 1, of Patents at Page 37 thereof, said point being a County of Riverside Brass Cap monument set in a 14-inch diameter pipe filled with concrete and shown in said County of Riverside Survey Field Book 832 at Page 3, said point being the northerly terminus of the Temecula-Murrieta Ranch line; thence South 47° 41' 03" East, 151.78 feet to a 6-inch by 6-inch by 18-inch granite stone, chiseled L.E. on south face and accepted as Corner Number 9 of said Rancho Temecula per Record of Survey files in said County of Riverside in Book 5, Page 39 of Records; thence South 64° 52' 19" East, 811.02 feet; Thence North 58° 12' 41" East, 225.58 feet to the beginning of a tangent curve concave southeasterly and having a radius

of 1800.00 feet; thence northeasterly 328.32 feet along said curve, through a central angle of $10^{\circ} 27' 03''$; thence North $68^{\circ} 39' 44''$ East, 1872.83 feet to the beginning of a tangent curve concave southeasterly and having a radius of 4000.00 feet; thence northeasterly along said curve 1043.77 feet through a central angle of $14^{\circ} 57' 03''$; thence North $83^{\circ} 36' 47''$ East, 711.84 feet to the beginning of a tangent curve concave northwesterly and having a radius of 2000.00 feet; thence northeasterly along said curve 771.47 feet through a central angle of $22^{\circ} 06' 04''$; thence North $61^{\circ} 30' 43''$ East, 1070.04 feet to the beginning of a tangent curve concave southeasterly and having a radius of 8000.00 feet; thence northeasterly along said curve 1182.13 feet through a central angle of $8^{\circ} 27' 59''$; thence North $69^{\circ} 58' 42''$ East, 2924.49 feet to the beginning of a tangent curve concave northwesterly and having a radius of 3600.00 feet; thence along said curve 1357.45 feet through a central angle of $21^{\circ} 36' 16''$; thence North $48^{\circ} 22' 26''$ East, 1581.11 feet to Point "A", being the True Point of Beginning; thence South $41^{\circ} 42' 50''$ East, 732.41 feet to the beginning of a tangent curve concave southwesterly and having a radius of 2000.00 feet; thence southeasterly along said curve 662.98 feet through a central angle of $18^{\circ} 59' 35''$; thence South $22^{\circ} 43' 15''$ East, 823.44 feet to the beginning of a tangent curve concave southwesterly and having a radius of 2000.00 feet; thence southeasterly along said curve 731.19 feet through a central angle of $20^{\circ} 56' 49''$; thence South $1^{\circ} 46' 26''$ East, 766.30 feet to the beginning of a tangent curve concave northeasterly and having a radius of 1400.00 feet; thence southeasterly along said curve 625.11 feet through a central angle of $24^{\circ} 34' 58''$; thence South $27^{\circ} 21' 24''$ East, 554.43 feet to the beginning of a tangent curve concave westerly and having a radius of 1200.00 feet; thence southerly along said curve 812.79 feet through a central angle of $38^{\circ} 48' 28''$; thence South $11^{\circ} 27' 04''$ West, 551.14 feet to the beginning of a tangent curve concave easterly and having a radius of 1200.00 feet, thence southerly along said curve 589.26 feet through a central angle of $28^{\circ} 08' 06''$; thence South $16^{\circ} 41' 02''$ East, 776.96 feet to the beginning of a tangent curve concave westerly and having a radius of 1200.00 feet; thence southerly along said curve 682.27 feet through a central angle of $32^{\circ} 34' 33''$; thence South $15^{\circ} 53' 31''$ West, 2867.36 feet to the beginning of a tangent curve concave easterly and having a radius of 4000.00 feet; thence southerly along said curve 1086.29 feet through a central angle of $15^{\circ} 33' 36''$; thence South $0^{\circ} 19' 55''$ West, 1423.62 feet to the beginning of a tangent curve concave northwesterly and having a radius of 4000.00 feet; thence southwesterly along said last mentioned curve 887.09 feet to a Point "B" a radial of said last mentioned curve to said last mentioned point bears South $76^{\circ} 57' 41''$ East; thence continuing along said last mentioned curve 677.17 feet through a central angle of $9^{\circ} 41' 59''$; thence tangent to said last mentioned curve South $22^{\circ} 44' 18''$ West, 1552.61 feet to the beginning of a tangent curve concave easterly and having a radius of 1200.00 feet; thence southerly along said curve 976.10 feet through a central angle of $46^{\circ} 36' 20''$, (the center line of Stat Highway Sign Route 71 intersects the center line of said 110.00 feet roadway at a point 220 feet, more or less, along said curve from the beginning thereof, said Highway 71 also known as Temecula Aguanga State Highway).

(ii) A 110.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at Point "B" as described in Roadway Access Easement (i) above described; thence West 4107.35 feet to Point "C"; thence continuing West 729.14 feet.

(iii) An 88.00 foot strip of land over that portion of said Rancho Paula, the center line of which is described as follows:

Beginning at Point "C" as described in Roadway Access Easement (ii) above described; thence North 2414.79 feet.

Rancho California has reserved the right dedicate Roadway Access Easement (i), (ii), and (iii) herein above described for roadway and utility purposes, together with slope easements adjoining said Roadway Access Easement (i), (ii), and (iii) at a ratio of 2:1 as required by governmental agencies.

Purchase Parcel: That portion of said Rancho Pauba described as follows:

Beginning at Point "C" as described Roadway Access Easement (iii) above described thence along the center line of Roadway Access Easement (ii) above described East 1357.35 feet to the West line of the land described in the deed to Charles T. Leavitt and wife recorded April 28, 1967 as Instrument No. 36275 in the Office of County Recorder of said Riverside County; thence along said West line and its northerly prolongation North 2118.07 feet; thence West 1357.35 feet to the center line of Roadway Access Easement (iii) above described; thence along said center line South 2118.07 feet to the Point of Beginning.

Purchase Parcel above described contains 66.00 acres in gross.

Ranch California has reserve for itself, its successors and assigns, non-exclusive easements appurtenant to the lands of Ranch California, as described in a deed from Vail Company to Ranch California, dated November 25, 1964, recorded December 4, 1964, in Book 3868, Page 233, Records of Riverside County, California, for roadway and utility purposes and with the additional right of Ranch California or its successors to dedicate these easements for roadway and utility purposes together with slope easements adjoining said easements at a ratio of 2:1 as required by governmental agencies over the following described strips of land:

A 110.00 foot strip and a 88.00 foot strip of land over a portion of said Ranch Pauba the center lines of which are described as follows:

All of Roadway Access Easement (ii) and (iii) above described. Except therefrom any portion thereof not included within Purchase Parcel above described.

Ranch California has also reserved therefrom an easement for roadway purposes and for the establishment and maintenance of pipelines and related appurtenances in and over strips of land 20.00 feet in width, the center lines of which are described as follows:

Beginning at a point in the east line of the above described Purchase Parcel distant thereon North 643.14 feet from the southeast corner of said Purchase Parcel; thence North 15° 59' 54" West, 496.08 feet to Point "F"; thence North 75° 57' 50" West, 516.78 feet; thence North 77° 50' 42" West, 687.05 feet; thence South 52° 32' 58" West, 296.02 feet; thence South 15° 41' 42" East, 1256.86 feet;

Also beginning at Point "F"; thence South 75° 57' 50" East, 140.93 feet.

Except therefrom any portion thereof not included within Purchase Parcel above described.

Parcel B-3

APN 951-250-005 34074 Mekeel Ranch Rd

That certain real property located in the County of Riverside, commonly described as 34074, 34174, and 34274 Mekeel Ranch Road, Temecula, California, 92592, and more particularly described as follows:

"Together with the riparian rights to the waters in the watershed of the Santa Maria River and its tributaries, that may belong to or be appurtenant to the above-described lands, reserving to the retained lands of Rancho California (a partnership composed of Kaiser Rancho California, Inc., Temecula Properties, Inc., and Temecula Investment Company) (herein "Rancho California"), all riparian rights to the waters in the watershed of the Santa Margarita River and its tributaries that may belong to or be appurtenant to said retained lands. It is the intention of to convey hereby all water rights and privileges which pertain to the retained lands of Rancho California. Provided, however, grantee shall have no right to develop, pump, extract, or divert by either conduits, canals, pumping plants or other devices, water from the Santa Margarita River and its tributaries, and all percolating water."

Subject To:

1. Non-delinquent installments of real property taxes and assessments.
2. Covenants, conditions, restrictions, right of ways, and easements of record or apparent.

Roadway Access Easement: Easements for roadway and public utility purposes to be used in common with others, in and over a strips of land over that portion of the Rancho Pauba, in the County of Riverside, State of California, which rancho was granted by the government of the United States to Luis Vignes by patent dated January 19, 1860, and recorded in Book 1 Page 45 of Patents, in the office of the County Recorder of San Diego County, State of California, the centerline if which is described as follows:

(i) A 110.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at a point on the northeasterly line of the Ranch Temecula, in the County of Riverside, State of California, which rancho was granted by the government of the United States to Luis Vignes by patent dated January 18, 1860, and recorded in the Office of the County Recorder of San Diego County in Book 1, of Patents at Page 37 thereof, said point being a County of Riverside Brass Cap monument set in a 14-inch diameter pipe filled with concrete and shown in said County of Riverside Survey Field Book 832 at Page 3, said point being the northerly terminus of the Temecula-Murrieta Ranch line; thence South 47° 41' 03" East, 151.78 feet to a 6-inch by 6-inch by 18-inch granite stone, chiseled L.E. on south face and accepted as Corner Number 9 of said Rancho Temecula per Record of Survey files in said County of

Riverside in Book 5, Page 39 of Records; thence South $64^{\circ} 52' 19''$ East, 811.02 feet; Thence North $58^{\circ} 12' 41''$ East, 225.58 feet to the beginning of a tangent curve concave southeasterly and having a radius of 1800.00 feet; thence northeasterly 328.32 feet along said curve, through a central angle of $10^{\circ} 27' 03''$; thence North $68^{\circ} 39' 44''$ East, 1872.83 feet to the beginning of a tangent curve concave southeasterly and having a radius of 4000.00 feet; thence northeasterly along said curve 1043.77 feet through a central angle of $14^{\circ} 57' 03''$; thence North $83^{\circ} 36' 47''$ East, 711.84 feet to the beginning of a tangent curve concave northwesterly and having a radius of 2000.00 feet; the northeasterly along said curve 771.47 feet through a central angle of $22^{\circ} 06' 04''$; thence North $61^{\circ} 30' 43''$ East, 1070.04 feet to the beginning of a tangent curve concave southeasterly and having a radius of 8000.00 feet; thence northeasterly along said curve 1182.13 feet through a central angle of $8^{\circ} 27' 59''$; thence North $69^{\circ} 58' 42''$ East, 2924.49 feet to the beginning of a tangent curve concave northwesterly and having a radius of 3600.00 feet; thence along said curve 1357.45 feet through a central angle of $21^{\circ} 36' 16''$; thence North $48^{\circ} 22' 26''$ /east, 1581.11 feet to Point "A", being the True Point of Beginning; thence South $41^{\circ} 42' 50''$ East, 732.41 feet to the beginning of a tangent curve concave southwesterly and having a radius of 2000.00 feet; thence southeasterly along said curve 662.98 feet through a central angle of $18^{\circ} 59' 35''$; the South $22^{\circ} 43' 15''$ East, 823.44 feet to the beginning of a tangent curve concave southwesterly and having a radius of 2000.00 feet; thence southeasterly along said curve 731.19 feet through a central angle of $20^{\circ} 56' 49''$; thence South $1^{\circ} 46' 26''$ East, 766.30 feet to the beginning of a tangent curve concave northeasterly and having a radius of 1400.00 feet; thence southeasterly along said curve 625.11 through a central angle of $24^{\circ} 34' 58''$; thence South $27^{\circ} 21' 24''$ East, 554.43 feet to the beginning of a tangent curve concave westerly and having a radius of 1200.00 feet; thence southerly along said curve 812.79 feet through a central angle of $38^{\circ} 48' 28''$; thence South $11^{\circ} 27' 04''$ West, 551.14 feet to the beginning of a tangent curve concave easterly and having a radius of 1200.00 feet, thence southerly along said curve 589.26 feet through a central angle of $28^{\circ} 08' 06''$; thence South $16^{\circ} 41' 02''$ East, 776.96 feet to the beginning of a tangent curve concave westerly and having a radius of 1200.00 feet; thence southerly along said curve 682.27 feet through a central angle of $32^{\circ} 34' 33''$; thence South $15^{\circ} 53' 31''$ West, 2867.36 feet to the beginning of a tangent curve concave easterly and having a radius of 4000.00 feet; thence southerly along said curve 1086.29 feet through a central angle of $15^{\circ} 33' 36''$; thence South $0^{\circ} 19' 55''$ West, 1423.62 feet to the beginning of a tangent curve concave northwesterly and having a radius of 4000.00 feet; thence southwesterly along said last mentioned curve 887.09 feet to a Point "B" a radial of said last mentioned curve to said last mentioned point bears South $76^{\circ} 57' 41''$ East; thence continuing along said last mentioned curve 677.17 feet through a central angle of $9^{\circ} 41' 59''$; thence tangent to said last mentioned curve South $22^{\circ} 44' 18''$ West, 1552.61 feet to the beginning of a tangent curve concave easterly and having a radius of 1200.00 feet; thence southerly along said curve 976.10 feet through a central angle of $46^{\circ} 36' 20''$, (the center line of Stat Highway Sign Route 71 intersects the center line of said 110.00 feet roadway at a point 220 feet, more or less, along said curve from the beginning thereof, said Highway 71 also known as Temecula Aguanga State Highway).

(ii) A 110.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at Point "B" as described in Roadway Access Easement (i) above described; thence West 4107.35 feet to Point "C"; thence continuing West 729.14 feet.

(iii) An 88.00 foot strip of land over that portion of said Rancho Paula, the center line of which is described as follows:

Beginning at Point "C" as described in Roadway Access Easement (ii) above described; thence North 2414.79 feet.

Rancho California has reserved the right dedicate Roadway Access Easement (i), (ii), and (iii) herein above described for roadway and utility purposes, together with slope easements adjoining said Roadway Access Easement (i), (ii), and (iii) at a ratio of 2:1 as required by governmental agencies.

Purchase Parcel: That portion of said Rancho Pauba described as follows:

Beginning at Point "C" as described Roadway Access Easement (iii) above described thence along the center line of Roadway Access Easement (ii) above described East 1357.35 feet to the West line of the land described in the deed to Charles T. Leavitt and wife recorded April 28, 1967 as Instrument No. 36275 in the Office of County Recorder of said Riverside County; thence along said West line and its northerly prolongation North 2118.07 feet; thence West 1357.35 feet to the center line of Roadway Access Easement (iii) above described; thence along said center line South 2118.07 feet to the Point of Beginning.

Purchase Parcel above described contains 66.00 acres in gross.

Ranch California has reserve for itself, its successors and assigns, non-exclusive easements appurtenant to the lands of Ranch California, as described in a deed from Vail Company to Ranch California, dated November 25, 1964, recorded December 4, 1964, in Book 3868, Page 233, Records of Riverside County, California, for roadway and utility purposes and with the additional right of Ranch California or its successors to dedicate these easements for roadway and utility purposes together with slope easements adjoining said easements at a ratio of 2:1 as required by governmental agencies over the following described strips of land:

A 110.00 foot strip and a 88.00 foot strip of land over a portion of said Ranch Pauba the center lines of which are described as follows:

All of Roadway Access Easement (ii) and (iii) above described. Except therefrom any portion thereof not included within Purchase Parcel above described.

Ranch California has also reserved therefrom an easement for roadway purposes and for the establishment and maintenance of pipelines and related appurtenances in and over strips of land 20.00 feet in width, the center lines of which are described as follows:

Beginning at a point in the east line of the above described Purchase Parcel distant thereon North 643.14 feet from the southeast corner of said Purchase Parcel; thence North 15° 59' 54" West, 496.08

feet to Point "F"; thence North 75° 57' 50" West, 516.78 feet; thence North 77° 50' 42" West, 687.05 feet; thence South 52° 32' 58" West, 296.02 feet; thence South 15° 41' 42" East, 1256.86 feet;

Also beginning at Point "F"; thence South 75° 57' 50" East, 140.93 feet.

Except therefrom any portion thereof not included within Purchase Parcel above described.

Parcel B-4

APN 951-260-004 34350 De Portola Rd

Parcel 1: That portion of Rancho Pauba, in the County of Riverside, State of California, described as follows:

Commencing at a Point "B" as described in Parcel 1 above; thence West, along the centerline of Parcel 1 (ii) above described, a distance of 1110.00 feet, to the True Point of Beginning; thence North 1350.00 feet; thence West, 1490.00 feet; thence South 51° 20' 25" West, 192.09 feet; thence South, 2270.00 feet; thence East, 1680.00 feet; thence North, 1040.00 feet, to said center line; thence West, along said center line, 40.00 feet, to the True Point of Beginning;

Except that portion conveyed to L.J. Brooks, et al, by deed recorded April 10, 1968 as Instrument No. 32917, described as follows:

Commencing at Point "B" as described in Roadway Access Easement in deed recorded April 28, 1967, as Instrument No. 36275; thence West along the center line of Parcel 1 (ii) above described, a distance of 1110.00 feet, to the True Point of Beginning; thence North, 1350.00 feet; thence West, 633 feet; thence South, 1350.00 feet; thence East along the center line, 633 feet, to the True Point of Beginning;

Also excepting therefrom that portion included in De Portola Road;

Also excepting that portion conveyed to Harry T. Mizoguchi, et al, by deed recorded June 13, 1967 as Instrument No. 50771, described as follows:

Commencing at a Point "B" as described in Parcel 1 above; thence West, along the centerline of Parcel 1 (ii) above described, a distance of 1070.00 feet, to the True Point of Beginning; thence continuing West, 840.00 feet; thence South, 1040 feet; thence East, 840 feet; thence North, 1040.00 feet, to the True Point of Beginning;

Also excepting that portion conveyed to John M. Leavitt, et ux, by deed recorded May 26, 1967 as Instrument No. 46005, described as follows:

Commencing at Point "B" as described in Roadway Access Easement in deed recorded April 28, 1967, as Instrument No. 36275; thence West, along the center line of said Roadway Access Easement, a distance of 1910 feet, to the True Point of Beginning; thence continuing West, 840 feet; thence South, 1040 feet; thence East, 840 feet; thence North, 1040 feet, to the True Point of Beginning.

Parcel 2: An easement for roadway and utility purposes to be used in common with others, being a 10 foot strip of land over that portion of Rancho Pauba, in the County of Riverside, State of California, described as follows:

The West 10 feet of the East 633 feet, measured along the North line of that certain parcel conveyed to L.J. Brooks, et al, by deed recorded April 10, 1968 as Instrument No. 32917.



WINE COUNTRY EQUESTRIAN ZONE CHANGE PARCELS

LEGAL DESCRIPTIONS

Parcel C-1

APN 927-570-013 34530 Carefree Dr

Parcel 2 of Parcel Map 16976, in the County of Riverside, State of California, as per map recorded in Book 91 Pages 82 and 83, and amended by map recorded in Book 118, Pages 85 and 86 of Parcel Maps, in the Office of the County Recorder of said County.

Parcel C-2

APN 927-560-004 34915 De Portola Rd

Parcel 1 of Parcel Map 16976, as shown by map on file in Book 118, Pages 85 and 86 of Parcel Maps, Riverside County Records.

Parcel C-3

APN 927-100-057 35480 De Portola Rd

Parcel 2 of Parcel Map 7216, in the County of Riverside, State of California, as shown by Map on file Book 57 Page 92 of Maps, Records of Riverside County, California.

Together with Lettered Lot B of Parcel Map 7216, in the County of Riverside, State of California, as shown by Map on file Book 57 Page 92 of Maps, and records of Riverside County California which was vacated by Resolution No. 82-70 recorded July 19, 1982 as Instrument No. 82-123548 official Records.

Reserving for the benefit of Parcel 2, as shown on Parcel Map No. 31853, in the County of Riverside, State of California, as per map recorded in Book 223, Pages 76 and 77 of Parcel Maps, in the office of the County Recorder of said County, a non-exclusive easement for ingress and egress in, over and across Lettered Lot B of Parcel Map 7216, in the County of Riverside, State of California, as shown by Map on file Book 57 Page 92 of Maps, Records of Riverside County, California for the sole purpose of residential vehicular and pedestrian ingress and egress, consistent with historical uses.

Parcel C-4

APN 927-100-028 35550 De Portola Rd

Parcel 4 of Parcel Map 7216, as shown by map on file Book 57 Page 92 of Parcel Maps in the office of the County Recorder of said County.

Parcel C-5

APN 927-100-024 35560 De Portola Rd

Parcel 3 of Parcel Map 7216, as shown by map on file Book 57 Page 92 of Parcel Maps in the office of the County Recorder of said County.

Parcel C-6

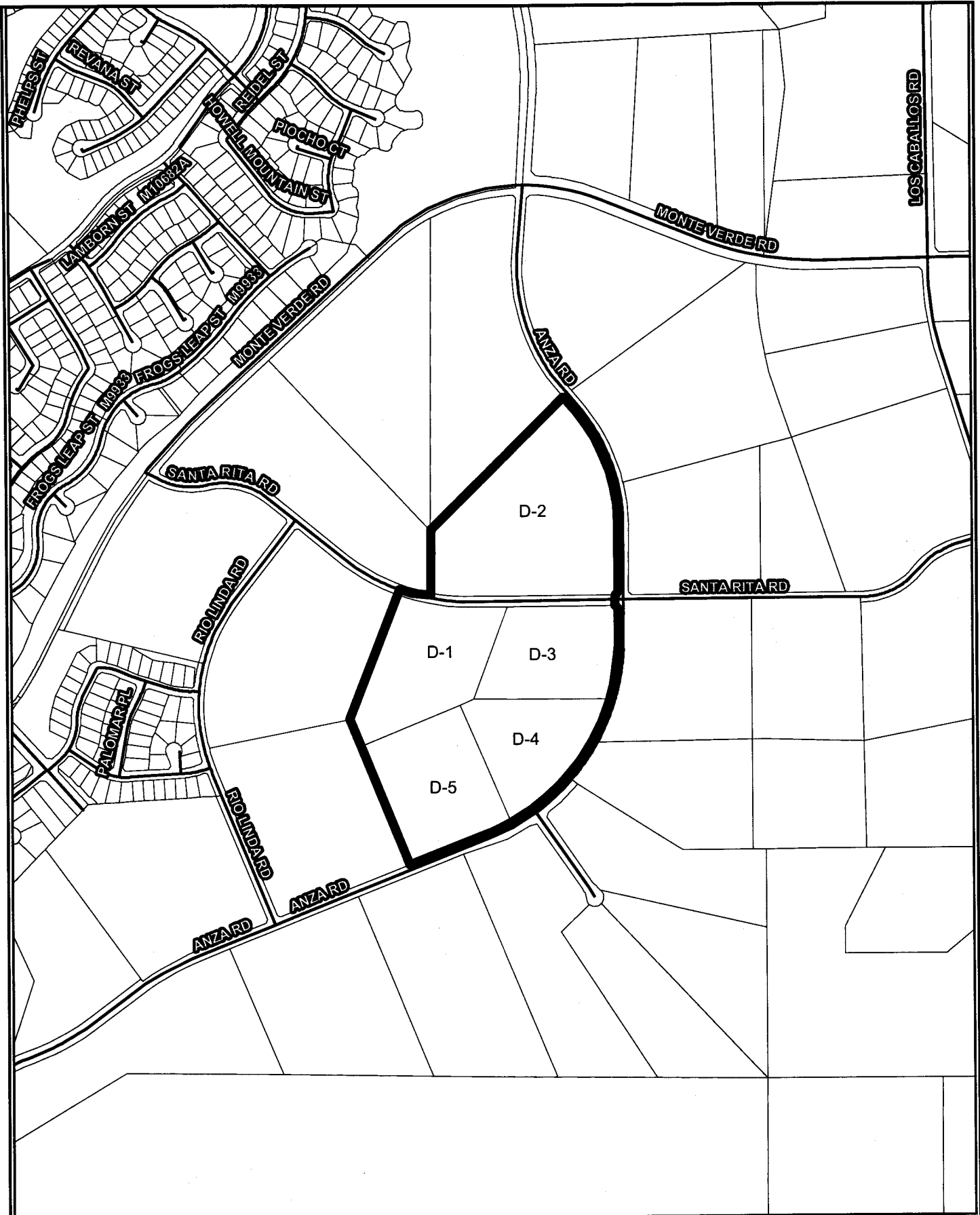
APN 927-100-071 35438 De Portola Rd

Parcel 1 and 2, as shown on Parcel Map No. 31853, in the County of Riverside, State of California, as per Map recorded in Book 223, Pages 76 and 77 of Parcel Maps, in the office of County Recorder of said County.

Parcel C-7

APN 927-100-072 35438 De Portola Rd

Parcel 1 and 2, as shown on Parcel Map No. 31853, in the County of Riverside, State of California, as per Map recorded in Book 223, Pages 76 and 77 of Parcel Maps, in the office of County Recorder of said County.



WINE COUNTRY EQUESTRIAN ZONE CHANGE PARCELS

LEGAL DESCRIPTIONS

Parcel D-1

APN 966-380-027 34555 Santa Rita Rd

Parcel 4 of Parcel Map 7885, in the County of Riverside, State of California, on file in Book 27 of Parcel Maps, Pages 54 to 55, Records of Riverside County, California.

Parcel D-2

APN 966-380-016 34670 Santa Rita Rd

Parcel 153 of Parcel Map 5136, as per map recorded in Book 11, Pages 48 to 49, of Parcel Maps in the Office of the County Recorder of said County.

Parcel D-3

APN 966-380-024 34725 Santa Rita Rd

Parcel 1 of Parcel Map 7885 as shown by map on file in Book 27, Pages 54 to 55 of Parcel Maps - Riverside County Records.

Parcel D-4

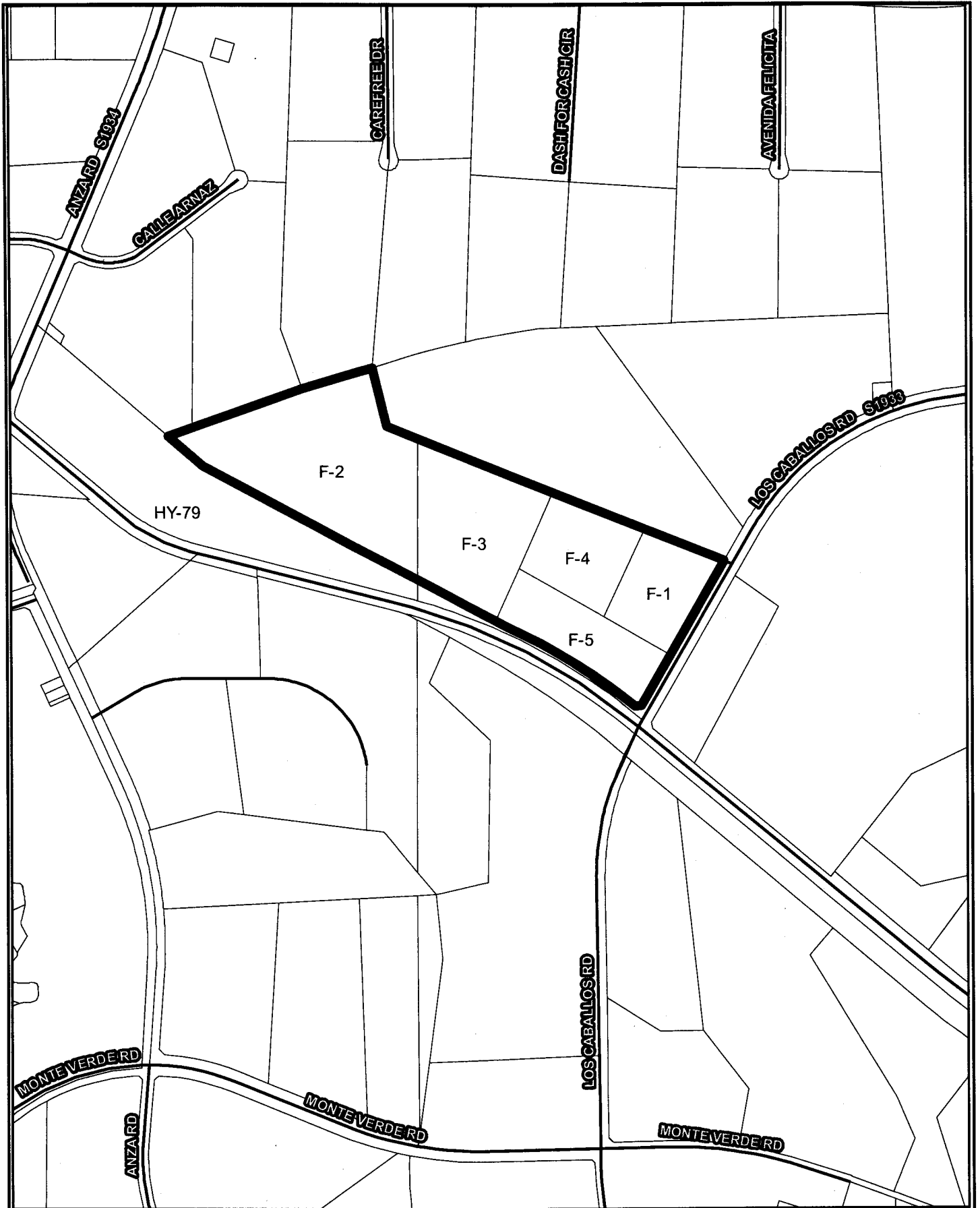
APN 966-380-025 45031 Anza Rd

Parcel 2 of Parcel Map 7885, as shown by map on file in Book 27, Pages 54 to 55 of Parcel Maps, Riverside County Records.

Parcel D-5

APN 966-380-026 45201 Anza Rd

Parcel 3 of Parcel Map 7885, as plat recorded in Book 27 of Parcel Maps, Pages 54 to 55, in the Office of the County Recorder of said County.



WINE COUNTRY EQUESTRIAN ZONE CHANGE PARCELS

LEGAL DESCRIPTIONS

Parcel F-1

APN 927-580-004 35225 La Bonita

Parcel 3 of Parcel Map 12987, as shown by Map on file in Book 77, Pages 36 and 37 of Parcel Maps, records of Riverside County, California.

Parcel F-2

APN 927-590-001 35165 La Bonita Donna

Parcel 1 of Parcel Map 12987, as shown by Map on file in Book 77, Pages 36 and 37 of Parcel Maps, records of Riverside County, California

Parcel F-3

APN 927-590-002 35165 La Bonita Donna

Parcel 1 of Parcel Map 12987, as shown by Map on file in Book 77, Pages 36 and 37 of Parcel Maps, records of Riverside County, California

Parcel F-4

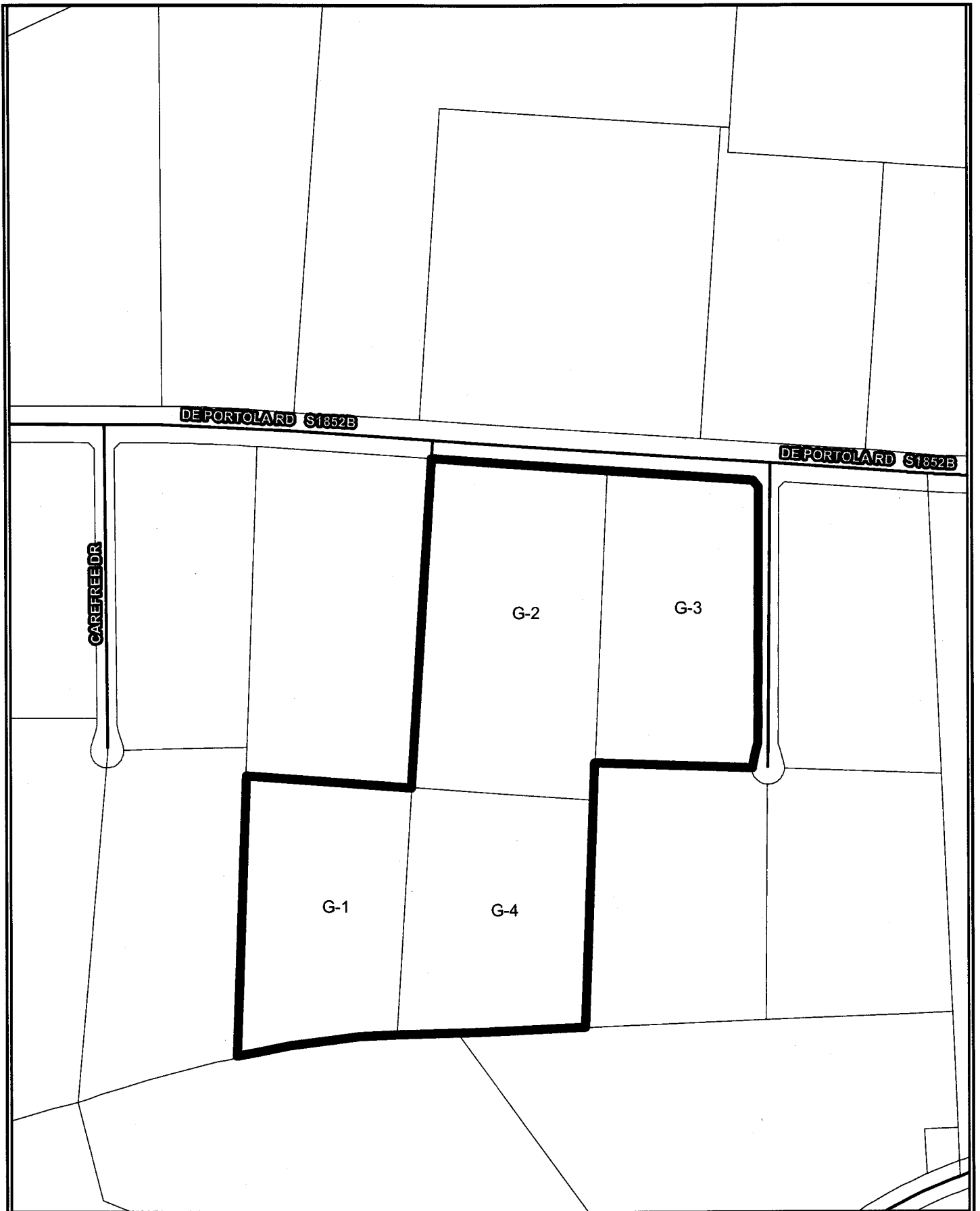
APN 927-580-003 35175 La Bonita

Parcel 2 of Parcel Map 12987, as shown by Map on file in Book 77, Pages 36 and 37 of Parcel Maps, records of Riverside County, California.

Parcel F-5

APN 927-580-005

Parcel 4 of Parcel Map 12987, as shown by Map on file in Book 77, Pages 36 and 37 of Parcel Maps, records of Riverside County, California



WINE COUNTRY EQUESTRIAN ZONE CHANGE PARCELS

LEGAL DESCRIPTIONS

Parcel G-1

APN 927-570-007 35310 Dash for Cash Circle

Parcel A: Commencing at the northeasterly corner of that certain parcel of land described as Purchase Parcel in deed to D.E. Reisch, et al, recorded on December 29, 1967 as Instrument No. 115298 of Official Records of Riverside County, California;

Thence along the easterly line of said certain parcel of land South 2° 07' 51" West, 1042.89 feet to the True Point of Beginning;

Thence South 85° 52' 07" East, 522.43 feet along a line parallel to that certain course described as having a bearing and a distance of "South 85° 52' 07" East, 2022.60 feet" in the center line of a roadway access easement described in (ii) of deed to R.G. Wallace and Anne T. Wallace, recorded April 23, 1968 as Instrument 37372 of Official Records of Riverside County, California; thence South 5° 17' 50" West, 832.97 feet to a point in the southerly line of the land described as Purchase Parcel in said deed to R.G. Wallace and Anne T. Wallace, said point being North 87° 45' 06" East, 86.00 feet from the southerly terminus of that certain course described in said deed as North 87° 45' 06" East, 655.73 feet; thence South 87° 45' 06" West, 86.00 feet to the beginning of a tangent curve concave southeasterly having a radius of 4200.00 feet; thence southwesterly 393.54 feet along said curve through a central angle of 5° 22' 07" to the southeasterly corner of purchase parcel as described in said deed to Reisch; thence along the easterly line of Purchase Parcel as described in said deed to Reisch North 2° 07' 51" East, 903.88 feet to the True Point of Beginning.

Parcel B: Easements for roadway and public utility purposes to be used in common with others, in and over a strip of land over that portion of the Ranch Pauba, in the County of Riverside, State of California, which rancho was granted by the government of the United States to Luis Vignes by patent dated January 19, 1860 and recorded in Book 1, Page 45 of Patents, in the Office of the County Recorder of San Diego County, State of California, described as follows:

Except that portion included in Parcel A herein above described.

Said land is also situated in the unincorporated area of Riverside County.

(i) A 110.00 foot strip of land over that portion of said Rancho Pauba, the centerline of which is described as follows:

Beginning at the northerly terminus of that certain course described as having a bearing and length of South 0° 19' 55" West, 1423.62 feet in the centerline of that certain 110.00 foot strip of land described as Parcel (i) in deed to Charles B. Leavitt, et ux, recorded on April 28, 1967 as Instrument No. 36276 of

Official Records, in the Office of the County Recorder of said County of Riverside, thence along said centerline as follows:

South 0° 19' 55" West, along said certain course, a distance of 1423.62 feet to the beginning of a tangent curve concave westerly and having a radius of 4000.00 feet; thence southerly along said curve 887.09 feet through a central angle of 12° 42' 24" to Point "A", a radial of said curve to said point bears South 76° 57' 41" East; thence continuing along said curve 677.17 feet through a central angle of 9° 41' 59"; thence South 22° 44' 18" West, 1552.61 feet to the beginning of a tangent curve concave easterly and having a radius of 1200.00 feet; thence southerly along said curve 241.54 feet through a central angle of 11° 31' 58" to a point on the centerline of State Highway Sign Route 71, a radial of said curve bears North 78° 47' 40" West.

(ii) A 110.00 foot strip of land over that portion of said Rancho Pauba, the centerline of which is described as follows:

Beginning at Point "A" as described in Parcel B (i) above; thence East, 1185.10 feet to the beginning of a tangent curve concave southerly and having a radius of 5000.00 feet; thence easterly along said curve, 360.53 feet through a central angle of 4° 07' 53"; thence tangent to said curve South 85° 52' 07" East, 2022.60 feet; except that portion on Parcel A herein above described.

(iii) A 60.00 foot strip of land over that portion of Rancho Pauba, the centerline of which is described as follows:

Commencing at the northeasterly corner of that certain parcel of land described as Purchase Parcel in deed to D.E. Reisch, et al, recorded on December 29, 1967 as Instrument No. 115298, Official Records in the Office of the County Recorder of said County of Riverside; thence South 85° 52' 07" East, 522.43 feet to the True Point of Beginning; thence South 2° 07' 51" West, 1042.89 feet; thence South 5° 17' 50" West, 30.00 feet.

Parcel G-2

APN 927-570-006 35394 De Portola

Parcel A: That portion of the Rancho Pauba, in the County of Riverside, State of California, which rancho was granted by the government of the United States to Luis Vignes by patent dated January 19, 1860 and recorded in Book 1, Page 45 of Patents, in the Office of the County Recorder of San Diego County, State of California, described as follows:

Commencing at the northeasterly corner of that certain parcel of land described as Purchase Parcel in deed to D.E. Reisch, et al, recorded on December 29, 1967 as Instrument No. 115298 of Official Records in the Office of the County Recorder of said County of Riverside; thence South 85° 52' 07" East, 522.43 feet, along the centerline of a roadway access easement described as (ii) in Instrument No. 37372 of

Official Records, recorded April 23, 1968 in the Office of the County Recorder of said Riverside County, to the True Point of Beginning;

Thence continuing along said centerline South 85° 52' 07" East, 522.43 feet to the northwesterly corner of the land described as Purchase Parcel in deed to Harry B. Armstrong and Viola E. Armstrong recorded April 23, 1968 as Instrument No. 37402 of Official Records, in the Office of the County Recorder of said Riverside County; thence South 02° 07' 51" West, 1042.89 feet along the westerly line of said land of Armstrong, thence North 85° 52' 07" West, 522.43 feet along a line parallel to said centerline of said roadway access easement to a point being South 85° 52' 07" East, 522.43 feet from the easterly line of the Purchase Parcel of said deed to Reisch; thence North 02° 07' 51" East, 1042.89 feet to the True Point of Beginning.

Parcel B: Easements for roadway and public utility purposes to be used in common with others, in and over a strip of land over that portion of the Ranch Pauba, in the County of Riverside, State of California, which rancho was granted by the government of the United States to Luis Vignes by patent dated January 19, 1860 and recorded in Book 1, Page 45 of Patents, in the Office of the County Recorder of San Diego County, State of California, described as follows:

Except that portion included in Parcel A herein above described.

Said land is also situated in the unincorporated area of Riverside County.

(i) A 110.00 foot strip of land over that portion of said Rancho Pauba, the centerline of which is described as follows:

Beginning at the northerly terminus of that certain course described as having a bearing and length of South 0° 19' 55" West, 1423.62 feet in the centerline of that certain 110.00 foot strip of land described as Parcel (i) in deed to Charles B. Leavitt, et ux, recorded on April 28, 1967 as Instrument No. 36276 of Official Records, in the Office of the County Recorder of said County of Riverside, thence along said centerline as follows:

South 0° 19' 55" West, along said certain course, a distance of 1423.62 feet to the beginning of a tangent curve concave westerly and having a radius of 4000.00 feet; thence southerly along said curve 887.09 feet through a central angle of 12° 42' 24" to Point "A", a radial of said curve to said point bears South 76° 57' 41" East; thence continuing along said curve 677.17 feet through a central angle of 9° 41' 59"; thence South 22° 44' 18" West, 1552.61 feet to the beginning of a tangent curve concave easterly and having a radius of 1200.00 feet; thence southerly along said curve 241.54 feet through a central angle of 11° 31' 58" to a point on the centerline of State Highway Sign Route 71, a radial of said curve bears North 78° 47' 40" West.

(ii) A 110.00 foot strip of land over that portion of said Rancho Pauba, the centerline of which is described as follows:

Beginning at Point "A" as described in Parcel B (i) above; thence East, 1185.10 feet to the beginning of a tangent curve concave southerly and having a radius of 5000.00 feet; thence easterly along said curve,

360.53 feet through a central angle of 4° 07' 53"; thence tangent to said curve South 85° 52' 07" East, 2022.60 feet; except that portion on Parcel A herein above described.

(iii) A 60.00 foot strip of land over that portion of Rancho Pauba, the centerline of which is described as follows:

Commencing at the northeasterly corner of that certain parcel of land described as Purchase Parcel in deed to D.E. Reisch, et al, recorded on December 29, 1967 as Instrument No. 115298, Official Records in the Office of the County Recorder of said County of Riverside; thence South 85° 52' 07" East, 522.43 feet to the True Point of Beginning; thence South 2° 07' 51" West, 1042.89 feet; thence South 5° 17' 50" West, 30.00 feet.

Parcel G-3

APN 927-570-009 43385 Avenida Felicita

Parcel 1 of Parcel Map 16578, as shown by map on file in Book 95 Page 68 of Parcel Maps, Records of Riverside County, California.

Parcel G-4

APN 927-570-008 43550 Dash for Cash Circle

Parcel A: That portion of the Rancho Pauba, in the County of Riverside, State of California, which rancho was granted by the government of the United States to Luis Vignes by patent dated January 19, 1860 and recorded in Book 1, Page 45 of Patents, in the Office of the County Recorder of San Diego County, State of California, described as follows:

Commencing at the northeasterly corner of that certain parcel of land described as Purchase Parcel in deed to D.E. Reisch, et al, recorded on December 29, 1967 as Instrument No. 115298 of Official Records in the Office of the County Recorder of said County of Riverside; thence South 85° 52' 07" East, 1044.86 feet, along the centerline of a roadway access easement described as (ii) in Instrument No. 37372 of Official Records, recorded April 23, 1968 in the Office of the County Recorder of said Riverside County, to the northwesterly corner of the land described as Purchase Parcel in deed to Harry B. Armstrong and Viola E. Armstrong recorded April 23, 1968 as Instrument No. 37402 of Official Records, in the Office of the County Recorder of said Riverside County; thence along the westerly line of said land of Armstrong South 02° 07' 51" West, 1042.89 feet to the True Point of Beginning;

Thence North 85° 52' 07" West, 522.43 feet along a line parallel to said centerline of said roadway access easement to a point being South 85° 52' 07" East, 522.43 feet from the easterly line of the Purchase Parcel of said deed to Reisch; thence South 5° 17' 50" West, 831.97 feet to a point in the southerly line of the land described as Purchase Parcel in a deed to R.G. Wallace and Anne T. Wallace,

recorded April 23, 1968 as Instrument No. 37372 of Official Records, in the Office of the County Recorder of said Riverside County, Said point being North 87° 45' 06" East, 86.00 feet from the southwesterly terminus of that certain course described in said deed as "North 87° 45' 06" East, 655.73 feet"; thence North 87° 45' 06" East, 569.73 feet to the southwesterly corner of said land of Armstrong; thence along the westerly line of the said land of Armstrong North 2° 07' 51" East, 768.96 feet to the True Point of Beginning

Parcel B: Easements for roadway and public utility purposes to be used in common with others, in and over a strip of land over that portion of the Ranch Pauba, in the County of Riverside, State of California, which rancho was granted by the government of the United States to Luis Vignes by patent dated January 19, 1860 and recorded in Book 1, Page 45 of Patents, in the Office of the County Recorder of San Diego County, State of California, described as follows:

Except that portion included in Parcel A herein above described.

(i) A 110.00 foot strip of land over that portion of said Rancho Pauba, the centerline of which is described as follows:

Beginning at the northerly terminus of that certain course described as having a bearing and length of South 0° 19' 55" West, 1423.62 feet in the centerline of that certain 110.00 foot strip of land described as Parcel (i) in deed to Charles B. Leavitt, et ux, recorded on April 28, 1967 as Instrument No. 36276 of Official Records, in the Office of the County Recorder of said County of Riverside, thence along said centerline as follows:

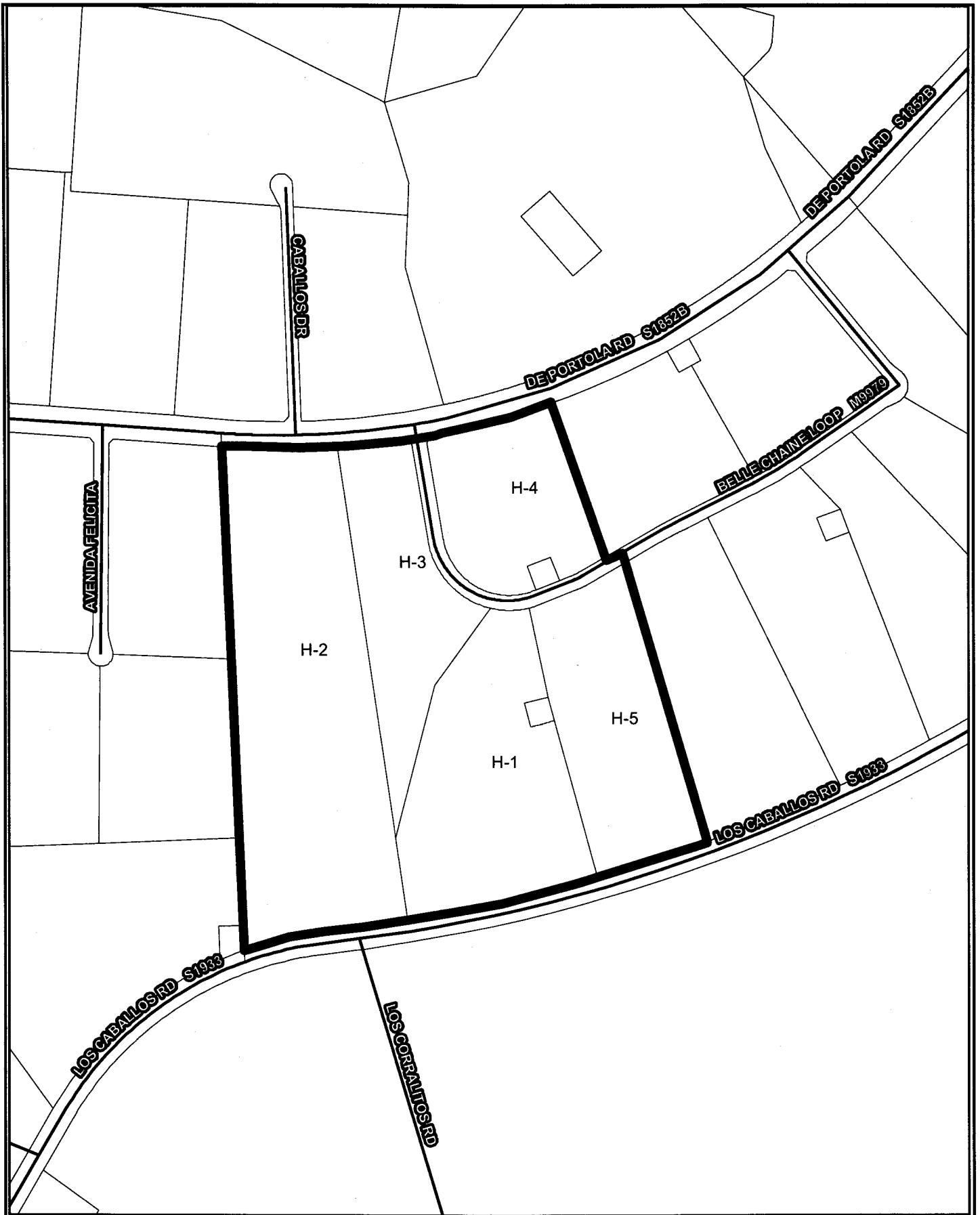
South 0° 19' 55" West, along said certain course, a distance of 1423.62 feet to the beginning of a tangent curve concave westerly and having a radius of 4000.00 feet; thence southerly along said curve 887.09 feet through a central angle of 12° 42' 24" to Point "A", a radial of said curve to said point bears South 76° 57' 41" East; thence continuing along said curve 677.17 feet through a central angle of 9° 41' 59"; thence South 22° 44' 18" West, 1552.61 feet to the beginning of a tangent curve concave easterly and having a radius of 1200.00 feet; thence southerly along said curve 241.54 feet through a central angle of 11° 31' 58" to a point on the centerline of State Highway Sign Route 71, a radial of said curve bears North 78° 47' 40" West.

(ii) A 110.00 foot strip of land over that portion of said Rancho Pauba, the centerline of which is described as follows:

Beginning at Point "A" as described in Parcel B (i) above; thence East, 1185.10 feet to the beginning of a tangent curve concave southerly and having a radius of 5000.00 feet; thence easterly along said curve, 360.53 feet through a central angle of 4° 07' 53"; thence tangent to said curve South 85° 52' 07" East, 2022.60 feet; except that portion on Parcel A herein above described.

(iii) A 60.00 foot strip of land over that portion of Rancho Pauba, the centerline of which is described as follows:

Commencing at the northeasterly corner of that certain parcel of land described as Purchase Parcel in deed to D.E. Reisch, et al, recorded on December 29, 1967 as Instrument No. 115298, Official Records in the Office of the County Recorder of said County of Riverside; thence South 85° 52' 07" East, 522.43 feet to the True Point of Beginning; thence South 2° 07' 51" West, 1042.89 feet; thence South 5° 17' 50" West, 30.00 feet.



WINE COUNTRY EQUESTRIAN ZONE CHANGE PARCELS

LEGAL DESCRIPTIONS

Parcel H-1

APN 927-690-007 35643 Belle Chaine Loop

Lot 2 of Tract 28714, in the County of Riverside, State of California, as shown by map on file in Book 366, Pages 83 to 88, of Maps, Records of Riverside County, California.

Parcel H-2

APN 927-690-005 35325 De Portola Rd

Purchase Parcel: That portion of the Rancho Pauba which rancho was granted by the government of the United States to Luis Vignes by patent dated January 19, 1860 and recorded in Book 1, Page 45 of Patents, in the Office of the County Recorder of San Diego County, State of California, described as follows:

Beginning at the northeast corner of the land described as Purchase Parcel in deed to Harry B. Armstrong and Viola F. Armstrong recorded on December 23, 1968 as Instrument No. 37402 in the Office of the County Recorder of Riverside County, California;

Thence on the easterly line of said land of Armstrong and its southerly prolongation South 2° 36' 29" East, 2113.03 feet to a point in the centerline of Roadway Access Easement (i) as described in the deed recorded September 28, 1967 as Instrument No. 85463 in the Office of the County Recorder of Riverside County, said point being in a curve concave to the southeast having a radius of 1400.00 feet, a radial line to said point bears North 19° 56' 54" West; thence northeasterly on said curve 333.08 feet through a central angle of 13° 37' 53" to the beginning of a reverse curve concave to the northwest having a radius of 6619.00 feet; thence northeasterly on said curve 1012.63 feet through a central angle of 8° 45' 56"; thence North 15° 04' 57" West, 1977.96 feet to a point in the centerline of Roadway Access Easement (ii) as described in said deed to Armstrong said point being in a curve concave to the husband and wife having a radius of 3200.00 feet, a radial line said to point bears South 15° 04' 57" East; thence southwesterly on said curve 904.30 feet through a central angle of 16° 11' 29" to the point of beginning.

Except that portion lying easterly of a straight line which passes through a point in the southeasterly line of said land distant southwesterly thereon 684.99 feet from the most easterly corner of said land and through a point in the northerly line of said land, distant westerly thereon 452.14 feet from the northeast corner of said land.

Roadway Access Easement: Easements for roadway and public utility purposes to be used in common with others, in and over a strip of land over that portion of the Rancho Pauba, which rancho was granted by the government of the United States to Luis Vignes by patent dated January 19, 1860, and recorded

in Book 1 Page 45 of Patents, in the office of the County Recorder of San Diego County, State of California, the centerline of which is described as follows:

(i) A 110.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at the northerly terminus of that certain course described as having a bearing and length of South 0° 19' 55" West, 1423.62 feet in the center of that certain 110.00 foot strip of land described as Parcel (i) in deed to Charles B. Leavitt et ux, recorded on April 28, 1967 as Instrument No. 36276 of official Records, in the office of the County Recorder of said County of Riverside; thence along said center line as follows: South 0° 19' 55" West along said certain course a distance of 1423.62 feet to the beginning of a tangent curve concave westerly and having a radius of 4000.00 feet; thence southerly along said curve 887.09 feet through a central angle of 12° 42' 24" to a Point "A", a radial of said curve to said point bears South 76° 57' 41" East; thence continuing along said curve 677.17 feet through a central angle of 9° 41' 59"; thence South 22° 44' 18" West 1552.61 feet to the beginning of a tangent curve concave easterly and having a radius of 1200.00 feet; thence southerly along said curve 241.51 feet through a central angle of 11° 31' 58" to a point in the center line of State Highway Sign Route 71, a radial of said curve to said point bears North 78° 47' 40" West.

(ii) A 110.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at Point "A" (i) above; thence East 1185.10 feet to the beginning of a tangent curve concave southerly and having a radius of 5000.00 feet; thence easterly along said curve 360.53 feet through a central angle of 4° 07' 53"; thence tangent to said curve South 85° 52' 07" East 2022.60 feet to the beginning of a tangent curve concave northwesterly and having a radius of 3200.00 feet; thence northwesterly along said curve 904.30 feet through a central angle of 16° 11' 29" to Point "C" a radial of said curve to said Point "C" bears South 28° 29' 48" East; thence continuing northeasterly along said curve 944.32 feet through a central angle of 16° 54' 29" to a Point "D", a radial of said curve to Point "D" bears South 45° 24' 17" East; thence continuing northeasterly along said curve 112.20 feet through a central angle of 2° 00' 53"; thence tangent to said curve North 42° 34' 50" East, 1265.17 feet to the beginning of a tangent curve concave southeasterly and having a radius of 3200.00 feet; thence northeasterly along said curve 579.71 feet through a central angle of 10° 22' 47"; thence tangent to said curve North 52° 57' 37" East, 1999.35 feet to Point "E"; thence continuing North 52° 57' 37" East, 1165.68 feet to the beginning of a tangent curve concave northwesterly and having a radius of 2100.00 feet; thence northeasterly along said curve 628.82 feet through a central angle of 17° 09' 24" to Point "S" a radial of said curve to said Point "S" bears South 54° 11' 47" East; thence continuing northeasterly along said curve 1631.03 feet through a central angle of 44° 30' 02" to Point "F", a radial to said curve to said Point "F" bears North 81° 18' 11" East; thence continuing northeasterly along said curve 542.98 feet through a central angle of 14° 48' 52".

(iii) An 88.00 foot strip of land over that portion of said Rancho Paula, the center line of which is described as follows:

Commencing at the northeasterly terminus of that certain course described as having a bearing of "South 22° 44' 18" West, 1552.61 Feet" in the center line of that certain 110.00 foot strip of land described as Parcel (i) in deed to Charles B. Leavitt et ux, recorded on April 28, 1967 as Instrument No. 36276 of official Records of Riverside County; thence South 22° 44' 18" West along said Certain course 1552.61 feet to the beginning of a tangent curve concave easterly and having a radius of 1200.00 feet; thence southerly along said curve 241.54 feet through a central angle of 11° 31' 58" to a point on the center line of State Highway Route 71, a radial of said curve to said point bears North 78° 47' 40" West; thence along said last mentioned center line as follows: South 50° 02' 05" East, 753.17 feet to the beginning of a tangent curve concave northeasterly and having a radius of 1000.00 feet; thence southeasterly along said last mentioned curve 447.53 feet through a central angle of 25° 38' 30"; thence tangent to said last mentioned curve South 75° 40' 35" East, 1103.50 feet to the beginning of a tangent curve concave southeasterly and having a radius of 3000.00 feet; thence southeasterly along said last mentioned curve 1340.99 feet through a central angle of 25° 36' 40"; thence tangent to said last mentioned curve South 50° 03' 55 ' East, 5.52 feet to the True Point of Beginning;

Thence North 30° 04' 08" East, 1145.54 feet to the beginning of a tangent curve concave southeasterly and having a radius of 1400.00 feet; thence northeasterly along said curve 1310.04 feet through a central angle of 53° 36' 51" to the beginning of a reverse curve concave northwesterly and having a radius of 6619.00 feet; thence northeasterly along said curve 1012.63 feet through a central angle of 8° 45' 56" to Point "G", a radial of said reverse curve to said Point "G" bears South 15° 04' 57" East; thence continuing northeasterly along said reverse curve 1378.42 feet through a central angle of 11° 55' 55" to Point "H", a radial of said curve to said Point "H" bears South 27° 00' 52" East; thence continuing northeasterly along said reverse curve 717.88 feet through a central angle of 6° 12' 51" to the beginning of a reverse curve concave southeasterly and having a radius of 1200.00 feet; thence easterly along said curve 442.47 feet through a central angle of 21° 07' 35" to Point "I", a radial of said curve to said Point "I" bears North 12° 06' 08" West; thence continuing easterly and southeasterly along said curve 900.23 feet through a central angle of 42° 58' 58"; thence tangent to said curve South 59° 07' 10" East, 197.48 feet to the northeasterly terminus of that certain 1400.00 foot radius curve in the center line of Roadway Access Easement "I" as described in deed to James A. Dooley, et ux, recorded December 29, 1967 as Instrument No. 115246 of official Records of Riverside County, California, a radial of said certain 1400.00 foot radius curve to said northeasterly terminus bears North 59° 07' 10" West.

(iv) A 110.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at the northeasterly terminus of that certain 1400.00 foot radius curve in the center line of Roadway Access Easement "I" as described in deed to James A. Dooley, et ux, a radial of said curve to said northeasterly terminus bears North 59° 07' 10" West; thence northeasterly continuation of said certain 1400.00 foot radius curve 459.50 feet through a central angle of 22° 29' 19"; thence tangent to said curve North 53° 22' 09" East, 896.60 feet to the beginning of a tangent curve concave westerly and having a radius of 1900.00 feet; thence northeasterly, northerly, and northwesterly along said curve 2998.07 feet through a central angle of 90° 24' 32"; thence tangent to said curve North 37° 02' 23" West, 1266.39 feet to Point "E" as described in Parcel A (ii) above described;

Except that portion included in Parcel B hereinafter described.

(v) A 66.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at above described Point "F" in Parcel A (ii); thence North 81° 18' 11" East, 13.56 feet to the beginning of a tangent curve concave southerly and having a radius of 650.00 feet; thence easterly along said curve 455.44 feet through a central angle of 40° 08' 44"; thence tangent to said curve South 58° 33' 05" East, 872.77 feet to the beginning of a tangent curve concave southwesterly and having a radius 450.00 feet; thence southeasterly and southerly along said curve 540.00 feet through a central angle of 68° 49' 05"; thence tangent to said curve South 10° 16' 00" West, 549.16 feet to the beginning of a tangent curve concave northeasterly and having a radius of 450.00 feet; thence southerly, southeasterly, and easterly along said curve 744.52 feet through a central angle of 94° 47' 45".

Parcel H-3

APN 927-690-006 35519 Belle Chaine Loop

Lot 1 of Tract 28714, in the County of Riverside as per map recorded in Book 366, Pages 83 to 88, inclusive of Miscellaneous Maps, in the Office of the County Recorder of said County.

Parcel H-4

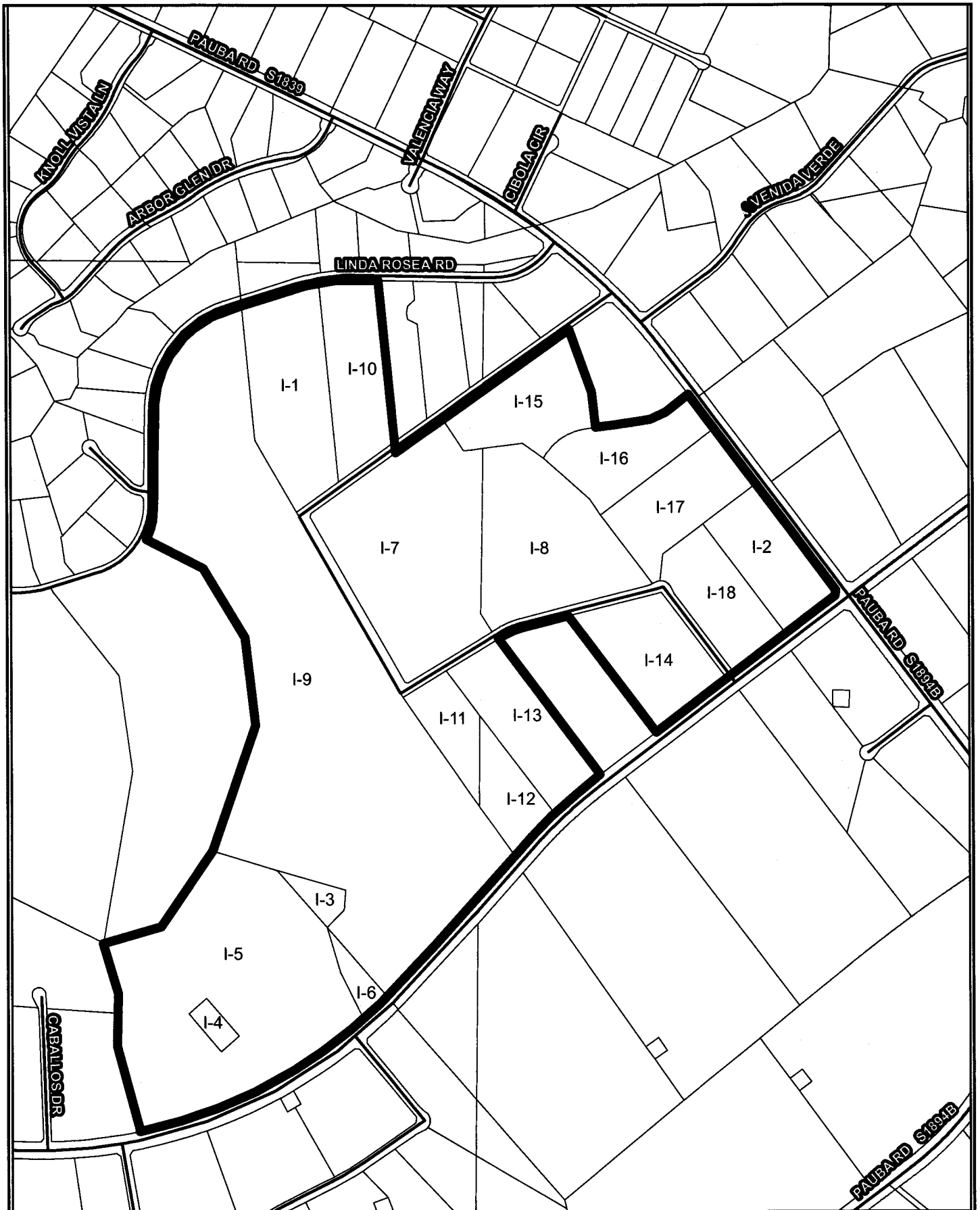
APN 927-690-016 35536 Belle Chaine Loop

Lot 11 of Tract 28714, as shown by map on file in Book 366, Pages 83 to 88 of Maps, Records of Riverside County, California.

Parcel H-5

APN 927-690-008 35673 Belle Chaine Loop

Lot 3 of Tract 28714 as shown by map on file in Book 366, Pages 83 to 88 of Maps in the Office of the County Recorder of Riverside County, California.



WC-E

WINE COUNTRY - EQUESTRIAN



WINE COUNTRY EQUESTRIAN ZONE CHANGE PARCELS

LEGAL DESCRIPTIONS

Parcel I-1

APN 927-090-045 36137 Linda Rosea Rd

Parcel 3 in the County of Riverside, State of California, as per Parcel Map recorded in Book 3, page 54, of Parcel Maps, in the office of the County Recorder of said County.

Parcel I-2

APN 927-100-043 36875 Paba Rd

Parcel 2 of Parcel Map 24514 as shown by map on file in Book 170 Pages 89 and 90 of Parcel Maps in the office of the County Recorder of said County.

Parcel I-3

APN 927-100-076

Roadway Access Easement: An easement for roadway and public utility purposes to be used in common with others, in and over a strip of land over that portion of the Rancho Pauba, in the County of Riverside, State of California, which Rancho was granted by the government of the United States to Luis Vignes by patent dated January 19, 1860, and recorded in Book 1 Page 45 of Patents, in the office of the County Recorder of San Diego County, State of California, described as follows:

(i) A 110.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at the northerly terminus of that certain course described as having a bearing and length of South 0° 19' 55" West, 1423.62 feet in the center line of that certain 110.00 foot strip of land described as Parcel (i) in Deed to Charles B. Leavitt et ux, recorded on April 28, 1967 as Instrument No. 36276 of the Official Records, in the office of the County Recorder of said County of Riverside; thence along said center line as follows:

South 0° 19' 55" West along said certain course a distance of 1423.62 feet to the beginning of a tangent curve concave westerly and having a radius of 4000.00 feet; thence southerly along said curve 887.09 feet through a central angle of 12° 42' 24" to a Point "A", a radial of said curve to said point bears South 76° 57' 41" East; thence continuing along said curve 677.17 feet through a central angle of 9° 41' 59";

thence South 22° 44' 18" West, 1552.61 feet to the beginning of a tangent curve concave easterly and having a radius of 1200.00 feet; thence southerly along said curve 241.51 feet through a central angle of 11° 31' 58" to a point in the center line of State Highway Sign Route 71, a radial of said curve to said point bears North 78° 47' 40" West.

(ii) A 110.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at Point "A" as described in roadway access easement (i) above described; thence East 1185.10 feet to the beginning of a tangent curve concave southerly and having a radius of 5000.00 feet; thence Easterly along said curve 360.53 feet through a central angle of 4° 07' 53"; thence tangent to said curve South 85° 52' 07" East, 2022.60 feet to the beginning of a tangent curve concave northwesterly and having a radius of 3200.00 feet; thence northwesterly along said curve 904.30 feet through a central angle of 16° 11' 29" to Point "B" a radial of said curve to said point bears South 12° 03' 36" East; thence continuing northeasterly along said curve 1974.84 feet; thence to said curve North 42° 34' 50" East, 1265.17 feet to the beginning of a tangent curve concave to the southeast having a radius of 3200.00 feet; thence northeasterly along said curve 579.71 feet through a central angle of 10° 33' 47"; thence tangent to said curve North 52° 57' 37" East, 1999.35 feet to Point "C"; thence continuing North 52° 57' 37" East, 165.68 feet.

(iii) A 88.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at Point "C" as described in roadway access easement (ii) above described; thence North 37° 02' 23" West, 1969.70 feet to the beginning of a tangent curve concave to the southwest having a radius of 4000.00 feet; thence northwesterly along said curve 992.45 feet through a central angle of 14° 12' 57" to Point "D" a radial line to said Point "D" bears North 38° 44' 40" East; thence northwesterly along said curve 925.47 feet through a central angle of 13° 15' 23".

(iv) A 66.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at Point "D" as described in roadway access easement (iii); thence South 38° 44' 40" West, 81.52 feet to the beginning of a tangent curve to the northwest having a radius of 450.00 feet; thence southwesterly along said curve 409.64 feet through a central angle of 52° 09' 25"; thence tangent to said curve North 89° 05' 55" West, 851.04 feet to the beginning of a tangent curve concave to the south having a radius of 1400.00 feet; thence westerly along said curve 444.29 feet through a central angle of 18° 10' 58"; thence tangent to said curve South 72° 43' 07" West, 451.76 feet to the beginning of a tangent curve to the southeast having a radius of 700.00 feet; thence southwesterly along said curve 871.70 feet through a central angle of 71° 21' 00"; thence tangent to said curve South 01° 22' 07" West, 638.61 feet to the beginning of a tangent curve concave to the northwest having a radius of 450.00 feet; thence southwesterly along said curve 562.20 feet through a central angle of 71° 34' 56".

Grantor hereby reserves the right to dedicate roadway access easements (i), (ii), and (iv) herein above described, for roadway and utility purposes, together with the slope easements adjoining said roadway access easements (i), (ii), (iii), and (iv) at a ratio of 2:1 as required by governmental agencies.

Parcel B: Purchase Parcel

That portion of said Rancho Pauba, described as follows:

Beginning at Point "B" as described in Roadway Access Easement (ii) above described; thence North 15° 04' 57" West, 628.99 feet; thence North 2° 31' 22" East, 333.05 feet; thence North 16° 15' 37" West, 348.28 feet; thence North 73° 26' 49" East, 373.89 feet, thence North 34° 27' 39" East, 594.87 feet to the True Point of Beginning;

Thence South 72° 24' 27" East, 430.12 feet; thence South 41° 11' 38" East, 1141.18 feet to the point on a curve concave northwesterly and having a radius of 3200.00 feet and to which a radial line bears South 45° 24' 17" East, said point also being in the center line of Roadway Access Easement (ii) above described; thence northeasterly along said curve 112.52 feet through a central angle of 2° 00' 53"; thence tangent to said curve North 42° 24' 50" East, 1125.82 feet; thence leaving said center line North 35° 06' 18" West, 1305.78 feet; thence North 30° 01' 38" West, 1888.45 feet; thence North 5° 18' 53" West, 896.86 feet to the center line of Roadway Access Easement (iv) above described; thence along said center line South 72° 43' 07" West, 112.46 feet to the beginning of a tangent curve concave to the southeast having a radius of 700.00 feet; thence southwesterly along said curve 871.70 feet through a central angle of 71° 21' 00"; thence tangent to said curve South 1° 22' 07" West, 638.61 feet to the beginning of a tangent curve concave to the northwest having a radius of 450.00 feet; thence southwesterly along said curve 203.19 feet through a central angle of 25° 52' 17"; thence leaving said center line South 62° 45' 36" East, 424.42 feet; thence South 31° 14' 49" East, 520.50 feet; thence South 6° 40' 48" East, 558.79 feet; thence South 18° 32' 30" West, 849.07 feet to the True Point of Beginning.

Parcel C:

Portions of Parcels 1, 2, and 3 and portions of Lettered Lots F, G, H, I, J, and K of Parcel Map No. 18684, in the County of Riverside, State of California, more particularly described as follows:

Beginning at the northwesterly corner of said Parcel 1, also being the northwesterly corner of said Parcel Map 18684; thence on the southwesterly line of said Map and Parcel 1, South 30° 01' 30" East, 1353.59 feet to the southwesterly corner of said Parcel 1; thence on the southeasterly line of said Parcel Map and Parcels 1, 2, and 3, North 59° 23' 56" East, 815.82 feet; thence continuing on the said line North 75° 57' 10" East, 987.58 feet to the Southeasterly corner of said Parcel 3; thence on the northeasterly line of said Parcel 3, North 37° 02' 55" West, 629.39 feet to the southwesterly corner of Parcel 4 as shown on said Parcel Map; thence North 36° 08' 43" West, 125.60 feet; thence North 54° 59' 02" West, 634.19 feet; thence South 82° 55' 47" West, 382.17 feet; thence North 33° 23' 22" West, 243.25 feet to a point on the northwesterly line of said Parcel Map and Parcel 2 lying 476.37 feet northeasterly from the

common corner of said Parcels 1 and 2; thence on the northwesterly line of said Parcel Map and Parcel 2, South 54° 31' 24" West, 476.37 feet to the common corner of said Parcels 1 and 2; thence on the northwesterly line of said Parcel Map and Parcel 1, South 54° 31' 24" West, 569.40 feet to the Point of Beginning;

Said description is pursuant to and shown as Parcel "A" of Notice of Lot Line Adjustment No. 4913 approved by the County of Riverside, recorded December 23, 2005 as Instrument No. 2005-1061463 of Official Records.

Also includes the following Lot Line Adjustment

Legal Description for Lot Line Adjustment No. 05432 (Document No. 2013-0122664)

Property "A": Those portions of the properties in the County of Riverside, State of California as described in Document No. 016345, recorded January 14, 1999 and described as Parcel B in Document No. 2012-0108087, recorded March 8, 2012, both of Official Records lying southwesterly and westerly of the following described line.

Beginning at the northwesterly terminus of a course in the common boundary line between said properties shown as South 72° 24' 27" East, 430.12 feet in said documents; thence along said common boundary line South 72° 24' 27" East, 406.72 feet; thence departing from said common boundary line South 74° 00' 00" East, 491.43 feet; thence South 4° 08' 00" West, 102.62 feet to the beginning of a curve concave westerly and having a radius of 60.00 feet; thence southwesterly along said curve 41.94 feet through a central angle of 40° 03' 16"; thence South 44° 11' 15" West, 144.27 feet; thence South 17° 23' 06" East, 302.08 feet; thence South 23° 32' 15" East, 392.24 feet to a point in a curve having a radius of 3200.00 feet in the centerline of Parcel A (ii), 110.00 feet wide roadway access easement as described in said documents, said point being northeasterly along said curve 1640.92 feet through a central angle of 29° 22' 50" from Point B and described in said easement and the terminus of said line.

Subject to all easements, rights-of-way, and covenants of record.

The above described parcel contains 46.948 acres gross and 44.919 acres net, more or less.

Property "B": Those portions of the properties in the County of Riverside, State of California as described in Document No. 016345, recorded January 14, 1999 and described as Parcel B in Document No. 2012-0108087, recorded March 8, 2012, both of Official Records lying northeasterly and easterly of the following described line.

Beginning at the northwesterly terminus of a course in the common boundary line between said properties shown as South 72° 24' 27" East, 430.12 feet in said documents; thence along said common boundary line South 72° 24' 27" East, 406.72 feet; thence departing from said common boundary line South 74° 00' 00" East, 491.43 feet; thence South 4° 08' 00" West, 102.62 feet to the beginning of a curve concave westerly and having a radius of 60.00 feet; thence southwesterly along said curve 41.94

feet through a central angle of 40° 03' 16"; thence South 44° 11' 15" West, 144.27 feet; thence South 17° 23' 06" East, 302.08 feet; thence South 23° 32' 15" East, 392.24 feet to a point in a curve having a radius of 3200.00 feet in the centerline of Parcel A (ii), 110.00 feet wide roadway access easement as described in said documents, said point being northeasterly along said curve 1640.92 feet through a central angle of 29° 22' 50" from Point B and described in said easement and the terminus of said line.

Parcel I-4

APN 927-100-009 35750 De Portola Rd

Parcel A: An easement for roadway and public utility purposes to be used in common with others, in and over a strip of land over that portion of the Rancho Pauba, in the County of Riverside, State of California, which rancho was granted by the government of the United States to Luis Vignes by patent dated January 19, 1860, and recorded in Book 1 Page 45 of Patents, in the office of the County Recorder of San Diego County, State of California, described as follows:

(i) A 110.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at the northerly terminus of that certain course described as having a bearing and length of South 0° 19' 55" West, 1423.62 feet in the center of that certain 110.00 foot strip of land described as Parcel (i) in deed to Charles B. Leavitt et ux, recorded on April 28, 1967 as Instrument No. 36276 of official Records, in the office of the County Recorder of said County of Riverside; thence along said center line as follows: South 0° 19' 55" West along said certain course a distance of 1423.62 feet to the beginning of a tangent curve concave westerly and having a radius of 4000.00 feet; thence southerly along said curve 887.09 feet through a central angle of 12° 42' 24" to a Point "A", a radial of said curve to said point bears South 76° 57' 41" East; thence continuing along said curve 677.17 feet through a central angle of 9° 41' 59"; thence South 22° 44' 18" West 1552.61 feet to the beginning of a tangent curve concave easterly and having a radius of 1200.00 feet; thence southerly along said curve 241.51 feet through a central angle of 11° 31' 58" to a point in the center line of State Highway Sign Route 71, a radial of said curve to said point bears North 78° 47' 40" West.

(ii) A 110.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at Point "A" (i) above; thence East 1185.10 feet to the beginning of a tangent curve concave southerly and having a radius of 5000.00 feet; thence easterly along said curve 360.53 feet through a central angle of 4° 07' 53"; thence tangent to said curve South 85° 52' 07" East 2022.60 feet to the beginning of a tangent curve concave northwesterly and having a radius of 3200.00 feet; thence northwesterly along said curve 904.30 feet through a central angle of 16° 11' 29" to Point "B" a radial of

said curve to said point bears South 12° 03' 36" East; thence continuing northeasterly along said curve 1974.84 feet;

Except the portion included in Parcel B hereinafter described.

Parcel B: that portion of the Rancho Pauba, in the County of Riverside, State of California, which rancho was granted by the government of the United States to Luis Vignes by patent dated January 19, 1860, and recorded in Book 1 Page 45 of Patents, in the office of the County Recorder of San Diego County, State of California, described as follows:

Beginning at Point "B" as described in Parcel "A" (ii) above; thence North 15° 04' 57" West, 628.99 feet; thence North 2° 31' 22" East 333.05 feet; thence North 16° 15' 37" West, 348.28 feet; thence North 73° 26' 49" East, 373.89 feet; thence North 34° 27' 39" East, 594.87 feet; thence South 72° 24' 27" East, 430.12 feet; thence South 41° 11' 38" East, 1141.18 feet to a point on a curve, concave northwesterly and having a radius of 3200.00 feet and to which radial bears South 45° 24' 17" East, thence southwesterly along to said Point "B" and the Point of Beginning.

Parcel I-5

APN 927-100-073 35750 De Portola Rd

Roadway Access Easement

An easement for roadway and public utility purposes to be used in common with others, in and over a strip of land over that portion of the Rancho Pauba, in the County of Riverside, State of California, which Rancho was granted by the government of the United States to Luis Vignes by patent dated January 19, 1860, and recorded in Book 1 Page 45 of Patents, in the office of the County Recorder of San Diego County, State of California, described as follows:

(i) A 110.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at the northerly terminus of that certain course described as having a bearing and length of South 0° 19' 55" West, 1423.62 feet in the center line of that certain 110.00 foot strip of land described as Parcel (i) in Deed to Charles B. Leavitt et ux, recorded on April 28, 1967 as Instrument No. 36276 of the Official Records, in the office of the County Recorder of said County of Riverside; thence along said center line as follows:

South 0° 19' 55" West along said certain course a distance of 1423.62 feet to the beginning of a tangent curve concave westerly and having a radius of 4000.00 feet; thence southerly along said curve 887.09 feet though a central angle of 12° 42' 24" to a Point "A", a radial of said curve to said point bears South

76° 57' 41" East; thence continuing along said curve 677.17 feet through a central angle of 9° 41' 59"; thence South 22° 44' 18" West, 1552.61 feet to the beginning of a tangent curve concave easterly and having a radius of 1200.00 feet; thence southerly along said curve 241.51 feet through a central angle of 11° 31' 58" to a point in the center line of State Highway Sign Route 71, a radial of said curve to said point bears North 78° 47' 40" West.

(ii) A 110.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at Point "A" as described in roadway access easement (i) above described; thence East 1185.10 feet to the beginning of a tangent curve concave southerly and having a radius of 5000.00 feet; thence Easterly along said curve 360.53 feet through a central angle of 4° 07' 53"; thence tangent to said curve South 85° 52' 07" East, 2022.60 feet to the beginning of a tangent curve concave northwesterly and having a radius of 3200.00 feet; thence northwesterly along said curve 904.30 feet through a central angle of 16° 11' 29" to Point "B" a radial of said curve to said point bears South 12° 03' 36" East; thence continuing northeasterly along said curve 1974.84 feet; thence to said curve North 42° 34' 50" East, 1265.17 feet to the beginning of a tangent curve concave to the southeast having a radius of 3200.00 feet; thence northeasterly along said curve 579.71 feet through a central angle of 10° 33' 47"; thence tangent to said curve North 52° 57' 37" East, 1999.35 feet to Point "C"; thence continuing North 52° 57' 37" East, 165.68 feet.

(iii) A 88.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at Point "C" as described in roadway access easement (ii) above described; thence North 37° 02' 23" West, 1969.70 feet to the beginning of a tangent curve concave to the southwest having a radius of 4000.00 feet; thence northwesterly along said curve 992.45 feet through a central angle of 14° 12' 57" to Point "D" a radial line to said Point "D" bears North 38° 44' 40" East; thence northwesterly along said curve 925.47 feet through a central angle of 13° 15' 23".

(iv) A 66.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at Point "D" as described in roadway access easement (iii); thence South 38°44' 40" West, 81.52 feet to the beginning of a tangent curve to the northwest having a radius of 450.00 feet; thence southwesterly along said curve 409.64 feet through a central angle of 52° 09' 25"; thence tangent to said curve North 89° 05' 55" West, 851.04 feet to the beginning of a tangent curve concave to the south having a radius of 1400.00 feet; thence westerly along said curve 444.29 feet through a central angle of 18° 10' 58"; thence tangent to said curve South 72° 43' 07" West, 451.76 feet to the beginning of a tangent curve to the southeast having a radius of 700.00 feet; thence southwesterly along said curve 871.70 feet through a central angle of 71° 21' 00"; thence tangent to said curve South 01° 22' 07" West,

638.61 feet to the beginning of a tangent curve concave to the northwest having a radius of 450.00 feet; thence southwesterly along said curve 562.20 feet through a central angle of 71° 34' 56".

Grantor hereby reserves the right to dedicate roadway access easements (i), (ii), and (iv) herein above described, for roadway and utility purposes, together with the slope easements adjoining said roadway access easements (i), (ii), (iii), and (iv) at a ratio of 2:1 as required by governmental agencies.

Parcel B: Purchase Parcel

That portion of said Rancho Pauba, described as follows:

Beginning at Point "B" as described in Roadway Access Easement (ii) above described; thence North 15° 04' 57" West, 628.99 feet; thence North 2° 31' 22" East, 333.05 feet; thence North 16° 15' 37" West, 348.28 feet; thence North 73° 26' 49" East, 373.89 feet, thence North 34° 27' 39" East, 594.87 feet to the True Point of Beginning;

Thence South 72° 24' 27" East, 430.12 feet; thence South 41° 11' 38" East, 1141.18 feet to the point on a curve concave northwesterly and having a radius of 3200.00 feet and to which a radial line bears South 45° 24' 17" East, said point also being in the center line of Roadway Access Easement (ii) above described; thence northeasterly along said curve 112.52 feet through a central angle of 2° 00' 53"; thence tangent to said curve North 42° 24' 50" East, 1125.82 feet; thence leaving said center line North 35° 06' 18" West, 1305.78 feet; thence North 30° 01' 38" West, 1888.45 feet; thence North 5° 18' 53" West, 896.86 feet to the center line of Roadway Access Easement (iv) above described; thence along said center line South 72° 43' 07" West, 112.46 feet to the beginning of a tangent curve concave to the southeast having a radius of 700.00 feet; thence southwesterly along said curve 871.70 feet through a central angle of 71° 21' 00"; thence tangent to said curve South 1° 22' 07" West, 638.61 feet to the beginning of a tangent curve concave to the northwest having a radius of 450.00 feet; thence southwesterly along said curve 203.19 feet through a central angle of 25° 52' 17"; thence leaving said center line South 62° 45' 36" East, 424.42 feet; thence South 31° 14' 49" East, 520.50 feet; thence South 6° 40' 48" East, 558.79 feet; thence South 18° 32' 30" West, 849.07 feet to the True Point of Beginning.

Parcel C:

Portions of Parcels 1, 2, and 3 and portions of Lettered Lots F, G, H, I, J, and K of Parcel Map No. 18684, in the County of Riverside, State of California, more particularly described as follows:

Beginning at the northwesterly corner of said Parcel 1, also being the northwesterly corner of said Parcel Map 18684; thence on the southwesterly line of said Map and Parcel 1, South 30° 01' 30" East, 1353.59 feet to the southwesterly corner of said Parcel 1; thence on the southeasterly line of said Parcel Map and Parcels 1, 2, and 3, North 59° 23' 56" East, 815.82 feet; thence continuing on the said line North 75° 57' 10" East, 987.58 feet to the Southeasterly corner of said Parcel 3; thence on the northeasterly line of said Parcel 3, North 37° 02' 55" West, 629.39 feet to the southwesterly corner of Parcel 4 as shown on

said Parcel Map; thence North 36° 08' 43" West, 125.60 feet; thence North 54° 59' 02" West, 634.19 feet; thence South 82° 55' 47" West, 382.17 feet; thence North 33° 23' 22" West, 243.25 feet to a point on the northwesterly line of said Parcel Map and Parcel 2 lying 476.37 feet northeasterly from the common corner of said Parcels 1 and 2; thence on the northwesterly line of said Parcel Map and Parcel 2, South 54° 31' 24" West, 476.37 feet to the common corner of said Parcels 1 and 2; thence on the northwesterly line of said Parcel Map and Parcel 1, South 54° 31' 24" West, 569.40 feet to the Point of Beginning;

Said description is pursuant to and shown as Parcel "A" of Notice of Lot Line Adjustment No. 4913 approved by the County of Riverside, recorded December 23, 2005 as Instrument No. 2005-1061463 of Official Records.

Also includes the following Lot Line Adjustment

Legal Description for Lot Line Adjustment No. 05432 (Document No. 2013-0122664)

Property "A": Those portions of the properties in the County of Riverside, State of California as described in Document No. 016345, recorded January 14, 1999 and described as Parcel B in Document No. 2012-0108087, recorded March 8, 2012, both of Official Records lying southwesterly and westerly of the following described line.

Beginning at the northwesterly terminus of a course in the common boundary line between said properties shown as South 72° 24' 27" East, 430.12 feet in said documents; thence along said common boundary line South 72° 24' 27" East, 406.72 feet; thence departing from said common boundary line South 74° 00' 00" East, 491.43 feet; thence South 4° 08' 00" West, 102.62 feet to the beginning of a curve concave westerly and having a radius of 60.00 feet; thence southwesterly along said curve 41.94 feet through a central angle of 40° 03' 16"; thence South 44° 11' 15" West, 144.27 feet; thence South 17° 23' 06" East, 302.08 feet; thence South 23° 32' 15" East, 392.24 feet to a point in a curve having a radius of 3200.00 feet in the centerline of Parcel A (ii), 110.00 feet wide roadway access easement as described in said documents, said point being northeasterly along said curve 1640.92 feet through a central angle of 29° 22' 50" from Point B and described in said easement and the terminus of said line.

Property "B": Those portions of the properties in the County of Riverside, State of California as described in Document No. 016345, recorded January 14, 1999 and described as Parcel B in Document No. 2012-0108087, recorded March 8, 2012, both of Official Records lying northeasterly and easterly of the following described line.

Beginning at the northwesterly terminus of a course in the common boundary line between said properties shown as South 72° 24' 27" East, 430.12 feet in said documents; thence along said common boundary line South 72° 24' 27" East, 406.72 feet; thence departing from said common boundary line South 74° 00' 00" East, 491.43 feet; thence South 4° 08' 00" West, 102.62 feet to the beginning of a curve concave westerly and having a radius of 60.00 feet; thence southwesterly along said curve 41.94

feet through a central angle of 40° 03; 16"; thence South 44° 11' 15" West, 144.27 feet; thence South 17° 23' 06" East, 302.08 feet; thence South 23° 32' 15" East, 392.24 feet to a point in a curve having a radius of 3200.00 feet in the centerline of Parcel A (ii), 110.00 feet wide roadway access easement as described in said documents, said point being northeasterly along said curve 1640.92 feet through a central angle of 29° 22' 50" from Point B and described in said easement and the terminus of said line.

Parcel I-6

APN 927-100-074 35750 De Portola Rd

Roadway Access Easement: An easement for roadway and public utility purposes to be used in common with others, in and over a strip of land over that portion of the Rancho Pauba, in the County of Riverside, State of California, which Rancho was granted by the government of the United States to Luis Vignes by patent dated January 19, 1860, and recorded in Book 1 Page 45 of Patents, in the office of the County Recorder of San Diego County, State of California, described as follows:

(i) A 110.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at the northerly terminus of that certain course described as having a bearing and length of South 0° 19' 55" West, 1423.62 feet in the center line of that certain 110.00 foot strip of land described as Parcel (i) in Deed to Charles B. Leavitt et ux, recorded on April 28, 1967 as Instrument No. 36276 of the Official Records, in the office of the County Recorder of said County of Riverside; thence along said center line as follows:

South 0° 19' 55" West along said certain course a distance of 1423.62 feet to the beginning of a tangent curve concave westerly and having a radius of 4000.00 feet; thence southerly along said curve 887.09 feet though a central angle of 12° 42' 24" to a Point "A", a radial of said curve to said point bears South 76° 57' 41" East; thence continuing along said curve 677.17 feet through a central angle of 9° 41' 59"; thence South 22° 44' 18" West, 1552.61 feet to the beginning of a tangent curve concave easterly and having a radius of 1200.00 feet; thence southerly along said curve 241.51 feet through a central angle of 11° 31' 58" to a point in the center line of State Highway Sign Route 71, a radial of said curve to said point bears North 78° 47' 40" West.

(ii) A 110.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at Point "A" as described in roadway access easement (i) above described; thence East 1185.10 feet to the beginning of a tangent curve concave southerly and having a radius of 5000.00 feet; thence Easterly along said curve 360.53 feet through a central angle of 4° 07' 53"; thence tangent to said curve South 85° 52' 07" East, 2022.60 feet to the beginning of a tangent curve concave northwesterly

and having a radius of 3200.00 feet; thence northwesterly along said curve 904.30 feet through a central angle of $16^{\circ} 11' 29''$ to Point "B" a radial of said curve to said point bears South $12^{\circ} 03' 36''$ East; thence continuing northeasterly along said curve 1974.84 feet; thence to said curve North $42^{\circ} 34' 50''$ East, 1265.17 feet to the beginning of a tangent curve concave to the southeast having a radius of 3200.00 feet; thence northeasterly along said curve 579.71 feet through a central angle of $10^{\circ} 33' 47''$; thence tangent to said curve North $52^{\circ} 57' 37''$ East, 1999.35 feet to Point "C"; thence continuing North $52^{\circ} 57' 37''$ East, 165.68 feet.

(iii) A 88.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at Point "C" as described in roadway access easement (ii) above described; thence North $37^{\circ} 02' 23''$ West, 1969.70 feet to the beginning of a tangent curve concave to the southwest having a radius of 4000.00 feet; thence northwesterly along said curve 992.45 feet through a central angle of $14^{\circ} 12' 57''$ to Point "D" a radial line to said Point "D" bears North $38^{\circ} 44' 40''$ East; thence northwesterly along said curve 925.47 feet through a central angle of $13^{\circ} 15' 23''$.

(iv) A 66.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at Point "D" as described in roadway access easement (iii); thence South $38^{\circ} 44' 40''$ West, 81.52 feet to the beginning of a tangent curve to the northwest having a radius of 450.00 feet; thence southwesterly along said curve 409.64 feet through a central angle of $52^{\circ} 09' 25''$; thence tangent to said curve North $89^{\circ} 05' 55''$ West, 851.04 feet to the beginning of a tangent curve concave to the south having a radius of 1400.00 feet; thence westerly along said curve 444.29 feet through a central angle of $18^{\circ} 10' 58''$; thence tangent to said curve South $72^{\circ} 43' 07''$ West, 451.76 feet to the beginning of a tangent curve to the southeast having a radius of 700.00 feet; thence southwesterly along said curve 871.70 feet through a central angle of $71^{\circ} 21' 00''$; thence tangent to said curve South $01^{\circ} 22' 07''$ West, 638.61 feet to the beginning of a tangent curve concave to the northwest having a radius of 450.00 feet; thence southwesterly along said curve 562.20 feet through a central angle of $71^{\circ} 34' 56''$.

Grantor hereby reserves the right to dedicate roadway access easements (i), (ii), and (iv) herein above described, for roadway and utility purposes, together with the slope easements adjoining said roadway access easements (i), (ii), (iii), and (iv) at a ratio of 2:1 as required by governmental agencies.

Parcel B: Purchase Parcel

That portion of said Rancho Pauba, described as follows:

Beginning at Point "B" as described in Roadway Access Easement (ii) above described; thence North $15^{\circ} 04' 57''$ West, 628.99 feet; thence North $2^{\circ} 31' 22''$ East, 333.05 feet; thence North $16^{\circ} 15' 37''$ West,

348.28 feet; thence North 73° 26' 49" East, 373.89 feet, thence North 34° 27' 39" East, 594.87 feet to the True Point of Beginning;

Thence South 72° 24' 27" East, 430.12 feet; thence South 41° 11' 38" East, 1141.18 feet to the point on a curve concave northwesterly and having a radius of 3200.00 feet and to which a radial line bears South 45° 24' 17" East, said point also being in the center line of Roadway Access Easement (ii) above described; thence northeasterly along said curve 112.52 feet through a central angle of 2° 00' 53"; thence tangent to said curve North 42° 24' 50" East, 1125.82 feet; thence leaving said center line North 35° 06' 18" West, 1305.78 feet; thence North 30° 01' 38" West, 1888.45 feet; thence North 5° 18' 53" West, 896.86 feet to the center line of Roadway Access Easement (iv) above described; thence along said center line South 72° 43' 07" West, 112.46 feet to the beginning of a tangent curve concave to the southeast having a radius of 700.00 feet; thence southwesterly along said curve 871.70 feet through a central angle of 71° 21' 00"; thence tangent to said curve South 1° 22' 07" West, 638.61 feet to the beginning of a tangent curve concave to the northwest having a radius of 450.00 feet; thence southwesterly along said curve 203.19 feet through a central angle of 25° 52' 17"; thence leaving said center line South 62° 45' 36" East, 424.42 feet; thence South 31° 14' 49" East, 520.50 feet; thence South 6° 40' 48" East, 558.79 feet; thence South 18° 32' 30" West, 849.07 feet to the True Point of Beginning.

Parcel C:

Portions of Parcels 1, 2, and 3 and portions of Lettered Lots F, G, H, I, J, and K of Parcel Map No. 18684, in the County of Riverside, State of California, more particularly described as follows:

Beginning at the northwesterly corner of said Parcel 1, also being the northwesterly corner of said Parcel Map 18684; thence on the southwesterly line of said Map and Parcel 1, South 30° 01' 30" East, 1353.59 feet to the southwesterly corner of said Parcel 1; thence on the southeasterly line of said Parcel Map and Parcels 1, 2, and 3, North 59° 23' 56" East, 815.82 feet; thence continuing on the said line North 75° 57' 10" East, 987.58 feet to the Southeasterly corner of said Parcel 3; thence on the northeasterly line of said Parcel 3, North 37° 02' 55" West, 629.39 feet to the southwesterly corner of Parcel 4 as shown on said Parcel Map; thence North 36° 08' 43" West, 125.60 feet; thence North 54° 59' 02" West, 634.19 feet; thence South 82° 55' 47" West, 382.17 feet; thence North 33° 23' 22" West, 243.25 feet to a point on the northwesterly line of said Parcel Map and Parcel 2 lying 476.37 feet northeasterly from the common corner of said Parcels 1 and 2; thence on the northwesterly line of said Parcel Map and Parcel 2, South 54° 31' 24" West, 476.37 feet to the common corner of said Parcels 1 and 2; thence on the northwesterly line of said Parcel Map and Parcel 1, South 54° 31' 24" West, 569.40 feet to the Point of Beginning;

Said description is pursuant to and shown as Parcel "A" of Notice of Lot Line Adjustment No. 4913 approved by the County of Riverside, recorded December 23, 2005 as Instrument No. 2005-1061463 of Official Records.

Also includes the following Lot Line Adjustment

Legal Description for Lot Line Adjustment No. 05432 (Document No. 2013-0122664)

Property "A": Those portions of the properties in the County of Riverside, State of California as described in Document No. 016345, recorded January 14, 1999 and described as Parcel B in Document No. 2012-0108087, recorded March 8, 2012, both of Official Records lying southwesterly and westerly of the following described line.

Beginning at the northwesterly terminus of a course in the common boundary line between said properties shown as South 72° 24' 27" East, 430.12 feet in said documents; thence along said common boundary line South 72° 24' 27" East, 406.72 feet; thence departing from said common boundary line South 74° 00' 00" East, 491.43 feet; thence South 4° 08' 00" West, 102.62 feet to the beginning of a curve concave westerly and having a radius of 60.00 feet; thence southwesterly along said curve 41.94 feet through a central angle of 40° 03' 16"; thence South 44° 11' 15" West, 144.27 feet; thence South 17° 23' 06" East, 302.08 feet; thence South 23° 32' 15" East, 392.24 feet to a point in a curve having a radius of 3200.00 feet in the centerline of Parcel A (ii), 110.00 feet wide roadway access easement as described in said documents, said point being northeasterly along said curve 1640.92 feet through a central angle of 29° 22' 50" from Point B and described in said easement and the terminus of said line.

Property "B": Those portions of the properties in the County of Riverside, State of California as described in Document No. 016345, recorded January 14, 1999 and described as Parcel B in Document No. 2012-0108087, recorded March 8, 2012, both of Official Records lying northeasterly and easterly of the following described line.

Beginning at the northwesterly terminus of a course in the common boundary line between said properties shown as South 72° 24' 27" East, 430.12 feet in said documents; thence along said common boundary line South 72° 24' 27" East, 406.72 feet; thence departing from said common boundary line South 74° 00' 00" East, 491.43 feet; thence South 4° 08' 00" West, 102.62 feet to the beginning of a curve concave westerly and having a radius of 60.00 feet; thence southwesterly along said curve 41.94 feet through a central angle of 40° 03' 16"; thence South 44° 11' 15" West, 144.27 feet; thence South 17° 23' 06" East, 302.08 feet; thence South 23° 32' 15" East, 392.24 feet to a point in a curve having a radius of 3200.00 feet in the centerline of Parcel A (ii), 110.00 feet wide roadway access easement as described in said documents, said point being northeasterly along said curve 1640.92 feet through a central angle of 29° 22' 50" from Point B and described in said easement and the terminus of said line.

Parcel I-7

APN 927-100-067 36400 De Portola

Parcel A: Roadway Access Easement

An easement for roadway and public utility purposes to be used in common with others, in and over a strip of land over that portion of the Rancho Pauba, in the County of Riverside, State of California, which Rancho was granted by the government of the United States to Luis Vignes by patent dated January 19, 1860, and recorded in Book 1 Page 45 of Patents, in the office of the County Recorder of San Diego County, State of California, described as follows:

(i) A 110.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at the northerly terminus of that certain course described as having a bearing and length of South 0° 19' 55" West, 1423.62 feet in the center line of that certain 110.00 foot strip of land described as Parcel (i) in Deed to Charles B. Leavitt et ux, recorded on April 28, 1967 as Instrument No. 36276 of official Records, in the office of the County Recorder of said County of Riverside; thence along said center line as follows:

South 0° 19' 55" West along said certain course a distance of 1423.62 feet to the beginning of a tangent curve concave westerly and having a radius of 4000.00 feet; thence southerly along said curve 887.09 feet through a central angle of 12° 42' 24" to a Point "A", a radial of said curve to said point bears South 76° 57' 41" East; thence continuing along said curve 677.17 feet through a central angle of 9° 41' 59"; thence South 22° 44' 18" West, 1552.61 feet to the beginning of a tangent curve concave easterly and having a radius of 1200.00 feet; thence southerly along said curve 241.51 feet through a central angle of 11° 31' 58" to a point in the center line of State Highway Sign Route 71, a radial of said curve to said point bears North 78° 47' 40" West.

(ii) A 110.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at Point "A" as described in roadway access easement (i) above described; thence East 1185.10 feet to the beginning of a tangent curve concave southerly and having a radius of 5000.00 feet; thence Easterly along said curve 360.53 feet through a central angle of 4° 07' 53"; thence tangent to said curve South 85° 52' 07" East, 2022.60 feet to the beginning of a tangent curve concave northwesterly and having a radius of 3200.00 feet; thence northwesterly along said curve 904.30 feet through a central angle of 16° 11' 29" to Point "B" a radial of said curve to said point bears South 12° 03' 36" East; thence continuing northeasterly along said curve 1974.84 feet; thence to said curve North 42° 34' 50" East, 1265.17 feet to the beginning of a tangent curve concave to the southeast having a radius of 3200.00 feet; thence northeasterly along said curve 579.71 feet through a central angle of 10° 33' 47"; thence tangent to said curve North 52° 57' 37" East, 1999.35 feet to Point "C"; thence continuing North 52° 57' 37" East, 165.68 feet.

(iii) A 88.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at Point "C" as described in roadway access easement (ii) above described; thence North 37° 02' 23" West, 1969.70 feet to the beginning of a tangent curve concave to the southwest having a radius of 4000.00 feet; thence northwesterly along said curve 992.45 feet through a central angle of 14° 12' 57" to Point "D" a radial line to said Point "D" bears North 38° 44' 40" East; thence northwesterly along said curve 992.45 feet through a central angle of 13° 15' 23".

(iv) A 66.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at Point "D" as described in roadway access easement (iii); thence South 38°44' 40" West, 81.52 feet to the beginning of a tangent curve to the northwest having a radius of 450.00 feet; thence southwesterly along said curve 409.64 feet through a central angle of 52° 09' 25"; thence tangent to said curve North 89° 05' 55" West, 851.04 feet to the beginning of a tangent curve concave to the south having a radius of 1400.00 feet; thence westerly along said curve 444.29 feet through a central angle of 18° 10' 58"; thence tangent to said curve South 72° 43' 07" West, 451.76 feet to the beginning of a tangent curve to the southeast having a radius of 700.00 feet; thence southwesterly along said curve 871.70 feet through a central angle of 71° 21' 00"; thence tangent to said curve South 01° 22' 07" West, 638.61 feet to the beginning of a tangent curve concave to the northwest having a radius of 450.00 feet; thence southwesterly along said curve 562.20 feet through a central angle of 71° 34' 56".

Grantor hereby reserves the right to dedicate roadway access easements (i), (ii), and (iv) herein above described, for roadway and utility purposes, together with the slope easements adjoining said roadway access easements (i), (ii), (iii), and (iv) at a ratio of 2:1 as required by governmental agencies.

Parcel B: Purchase Parcel

That portion of said Rancho Pauba, described as follows:

Beginning at Point "B" as described in Roadway Access Easement (ii) above described; thence North 15° 04' 57" West, 628.99 feet; thence North 02° 31' 22" East, 333.05 feet; thence North 16° 15' 37" West, 348.28 feet; thence North 73° 26' 49" East, 373.89 feet; thence North 34° 27' 39" East, 594.87 feet to the True Point of Beginning;

Thence South 72° 24' 27" East, 430.12 feet; thence South 41° 11' 38" East, 1141.18 feet to the point on a curve concave northwesterly and having a radius of 3200.00 feet and to which a radial line bears South 45° 24' 17" East, said point also being in the center line of roadway access easement (ii) above described; thence northeasterly along said curve 112.52 feet through a central angle of 2° 00' 53"; thence tangent to said curve North 42° 24' 50" East, 1125.82 feet; thence leaving said center line North 35° 06' 18" West, 1305.78 feet; thence North 30° 01' 38" West, 1888.45 feet; thence North 5° 18' 53" West, 896.86 feet to the center line of roadway access easement (iv) above described; thence along said center line South 72° 43' 07" West, 112.46 feet to the beginning of a tangent curve concave to the southeast having a radius of 700.00 feet; thence southwesterly along said curve 871.70 feet through a