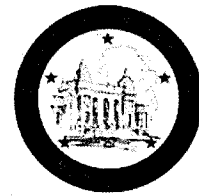


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
3.34
(ID # 9941)

MEETING DATE:

Tuesday, August 27, 2019

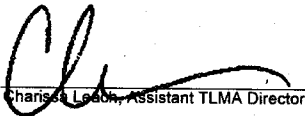
FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Agricultural Preserve Case No. 195 - Approval of a Williamson Act Land Conservation Contract. CEQA exempt pursuant to State CEQA Guidelines section 15317 - Applicant: Citrine Enterprise, LLC c/o Nicholas Bozick - Owners: Citrine Enterprise, LLC - Fourth Supervisorial District - Lower Coachella Valley District - Agriculture: Agriculture (10 Acre Minimum) - Location: North of 62nd Avenue, west of Johnson Street, south of 60th Avenue, and east of Lincoln Street - 78.43 acres - Zoning: Heavy Agriculture (A-2) 20 Acre Minimum - REQUEST: Approval of Land Conservation Contract for the Coachella Valley Agricultural Preserve No. 10, Map No. 219 - APN: 717-280-022, 717-280-023, 717-280-024, and 717-280-025. District 4. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **FIND** the approval of the attached Land Conservation Contract exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15317;
2. **APPROVE** and **AUTHORIZE** the chairman of the Board of Supervisors to execute the attached Land Conservation Contract for real property located within the Coachella Valley Agricultural Preserve No. 10, Map No. 219, based upon findings and conclusions set forth herein; and

ACTION: Policy


Charissa Leach, Assistant TLMA Director

8/19/2019

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: August 27, 2019
xc: Planning

Kecia R. Harper
Clerk of the Board

By: 
Deputy

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

3. **DIRECT** the Clerk of the Board of Supervisors to record the contract with the Office of the County Recorder and transmit copies thereof to the Riverside County Planning Department, the State of California Director of Conservation, and the Office of the Assessor of Riverside County.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees (100%)			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Williamson Act, also known as the California Land Conservation Act of 1965, allows local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In exchange, these landowners are provided a reduction in property taxes based upon farming and open space uses rather than higher taxed non-agricultural uses.

FINDINGS:

1. The subject property is north of 62nd Avenue, west of Johnson Street, south of 60th Avenue, and east of Lincoln Street in Coachella Valley Agricultural Preserve No. 10.
2. A previous owner of the subject properties entered into a Land Conservation Contract with the County on January 1, 1972, which included the subject properties and which were recorded on February 29, 1972, as Instrument Nos. 26745, 26746, 26747 and 26748.
3. Subsequently, notices of nonrenewal were filed on the subject properties which were recorded on April 11, 2008, as Instrument Nos. 2008-0180838, 2008-0180839, 2008-0180840 and 2008-0180841. The notices caused the previous contract, as it applies to the subject properties, to expire on December 31, 2017.
4. The current owners of the subject property, Citrine Enterprises, LLC, have requested to enter into a new Land Conservation Contract as provided for in Resolution No. 84-526, Rules and Regulations Governing Agricultural Preserves in Riverside County.
5. There are no cities within one mile of the subject property and it currently meets all size, zoning, and use requirements necessary to be placed under a new Land Conservation Contract.

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

6. The land is eligible to be under contract because it is within the approved and existing Coachella Valley Agricultural Preserve No. 10, Map No. 219 and the land is devoted to row crop agricultural production, which is an eligible agricultural use to be the subject of a Land Conservation Contract between the County and the landowner.
7. The approval and execution of this Land Conservation Contract for the 78.43 acres does not authorize development on the property. It only places real property that was previously subject to a Williamson Act Land Conservation Contract back under the terms and obligations of the attached Land Conservation Contract. As a result, approval of this Land Conservation Contract is exempt from the State CEQA Guidelines section 15317 which provides the making and renewing of open space contracts under the Williamson Act are exempt from CEQA.

CONCLUSION:


1. The execution of this land contract is consistent with the provisions of the Land Conservation Act of 1965 and the Resolution No. 84-526, Rules and Regulations Governing Agricultural Preserves in Riverside County as adopted by the Board of Supervisors.
2. The execution of this contract is consistent with the Riverside County General Plan.

Impact on Residents and Businesses

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

ATTACHMENTS:

- A. **LAND CONSERVATION CONTRACT**
- B. **NOTICE OF NON-RENEWAL**
- C. **NOTICE OF NON-RENEWAL**
- D. **NOTICE OF NON-RENEWAL**
- E. **NOTICE OF NON-RENEWAL**


Jason Farin, Senior Management Analyst

8/21/2019


Gregory L. Priamos, Director County Counsel

8/21/2019

RECORDING REQUESTED BY
RIVERSIDE COUNTY

When recorded, return to:

Stop #1010
Clerk of the Board of Supervisors
Riverside CA, 1st Floor

No fee, 6103 Government Code

THIS 2019-0340746

09/03/2019 11:34 AM Fee: \$ 0.00

Page 1 of 11

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



248

LAND CONSERVATION CONTRACT

COUNTY OF RIVERSIDE, herein called "County," and

Citrine Enterprises, LLC

herein called "Owner," mutually agree:

1. This contract is made pursuant to the California Land Conservation Act of 1965 (Government Code, Section 51200, et seq.) and affects the real property described in Exhibit "A" attached hereto and made a part of this contract, which lies within the Coachella Valley Agricultural Preserve No. 10, Map No. 219.
2. This contract shall take effect on January 1, 2019, and shall remain in effect for an initial term of 10 years.
3. On each anniversary date of this contract, one year shall be added to the initial term unless notice of non-renewal shall be given as provided in Section 51245 of the Government Code. Any notice of non-renewal referring to this contract shall be recorded by the County in the office of the County Recorder whenever the contract is not renewed.
4. This contract may be canceled only in accordance with Section 51280, et seq., of the Government Code relating to cancellation, as now written or hereafter amended.
5. When any portion of land subject to this contract is acquired by condemnation of the fee title, or by purchase in lieu thereof, for a public improvement, this contract shall become null and void thereafter as to such portion, and may be amended to correctly reflect the description of any portion not so acquired.
6. In consideration of the execution hereof by County, and the execution by County and other owners within the preserve of similar contracts, the Owner, during the term of this contract, including any renewal period, agrees to use the described land only for agricultural uses and such compatible uses as are permitted by or pursuant to the Uniform Rules established for the administration of agricultural preserves by Riverside County Ordinance Number No. 509. Said Uniform Rules are by this reference incorporated in and made a part of this contract.
7. In consideration of the execution hereof by the Owner and the execution of similar contracts by other property owners within the same agricultural preserve, County agrees not to authorize uses, other than uses permitted by or pursuant to said Uniform Rules, within said agricultural preserve, during the term of this contract or any renewal thereof. Nothing herein shall prohibit a change of boundaries of said agricultural preserve to omit lands not subject to such contract or to include additional lands.
8. Any notice to be given to the Owner pursuant to this contract or said Uniform Rules may be sent by U.S. Mail addressed to the Owner at the address shown below the signature of the Owner. Like notices to

County may be sent by U.S. Mail addressed to Clerk, Board of Supervisors, P.O. Box 1010, Riverside, CA 92502-1010. Either party may change such address by notice to the other.

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

Dated as of: January 1, 2019

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

ATTEST:
Clerk of the Riverside County Board of Supervisors

BY [Signature]
Chairman, Board of Supervisors
KEVIN JEFFRIES

FORM APPROVED COUNTY COUNSEL
BY: [Signature] 8/14/2019
LYNETTE M. CLYDE DATE

By [Signature]
(Seal) Deputy

OWNER(S) SIGNATURE AND ADDRESS

Owner: Citrine Enterprises, LLC, Nicholas Bozick, Owner [Signature]
Owner: Citrine Enterprises, LLC, Stephanie Bozick, Owner [Signature]
Owner: _____
Owner: _____

Mailing Address: 88100 58th Avenue, Thermal, California 92274

NOTARY ACKNOWLEDGMENT

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

STATE OF CALIFORNIA)
COUNTY OF Riverside)

On July 6, 2017 before me, Amy Cassandra Walling, Notary Public
(Date) (Name and Title of officer)

personally appeared Nicholas Bozick
(Name(s) of signer(s))

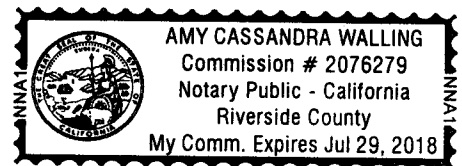
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

[Signature]
Notary Public

{SEAL}



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California)

County of RIVERSIDE)

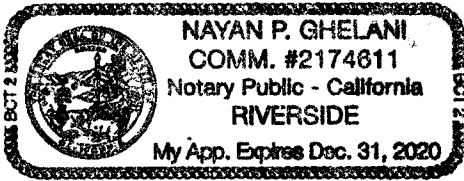
On JULY 17th, 2017 before me NAYAN P. GHELANI, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared STEPHANIE BOZICK
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: LAND CONSERVATION CONTRACT Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

EXHIBIT A
COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 10
MAP NO. 219

The following described Real Property of Riverside County, State of California, described as follows:

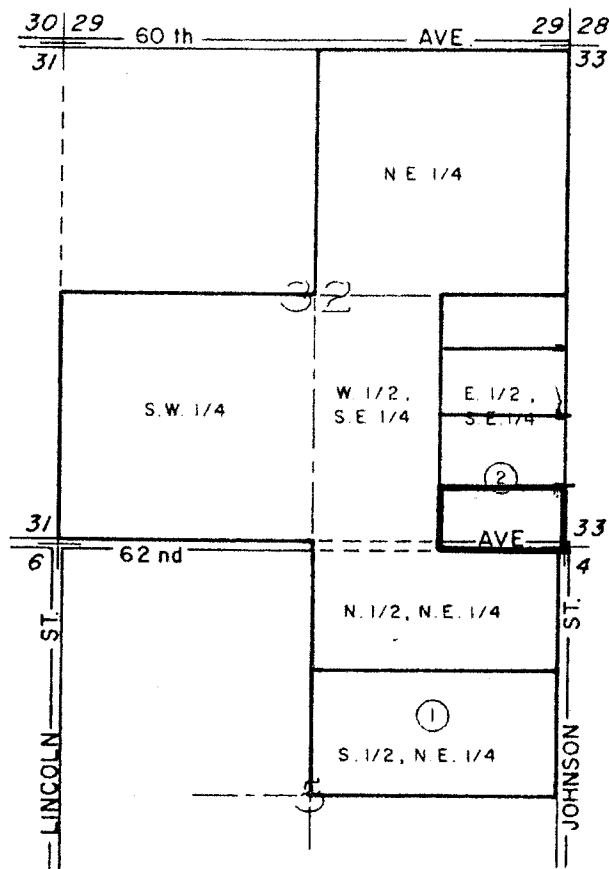
Description: The South half of the Southeast quarter of the Southeast quarter of Section 32, Township 6 South, Range 9 East, San Bernardino Base & Meridian.

Assessor Parcel No.	Acres (net)	Owners
717-280-023	19.78	Nicholas & Stephanie Bozick
TOTAL	19.78	

MAP NO 121 COACHELLA VALLEY AGRICULTURAL PRESERVE NO 10

AMENDED BY MAP NO. 151, 219

T. 6 S., — R. 9 E.



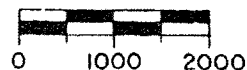
T. 7 S., — R. 9 E.

ANNEXATIONS

AMENDMENT NO. 1
JAN 11, 1972
MAP NO. 151

AMENDMENT NO 2
FEB 1, 1972
MAP NO. 219

ADOPTED ON FEBRUARY 8, 1971
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA



2008-0100838
04/11/2008 08:08A
6 of 6



EXHIBIT A
COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 10 MAP
NO. 219

The following described Real Property of Riverside County, State of California, described as follows:

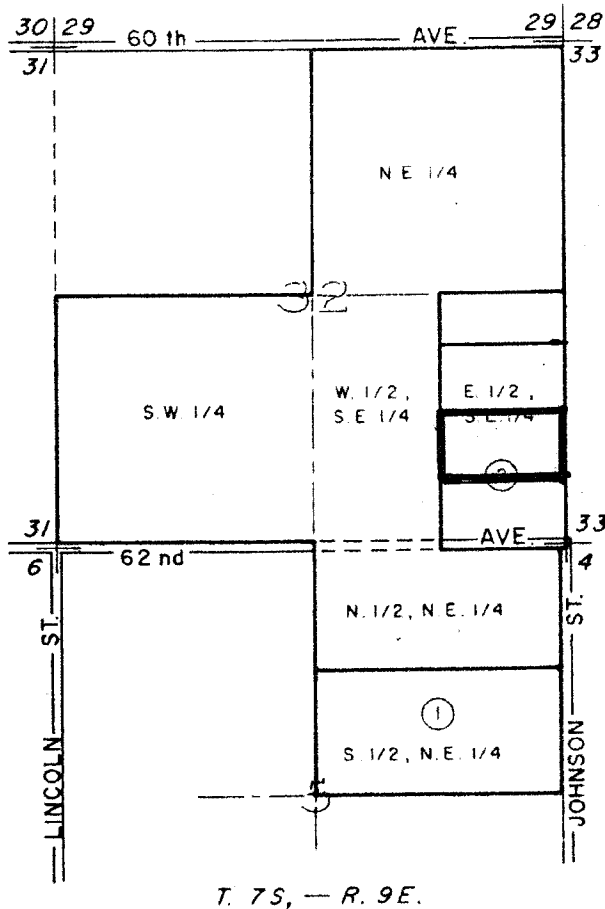
Description: The North half of the Southeast quarter of the Southeast quarter of Section 32, Township 6 South, Range 9 East, San Bernardino Base & Meridian.

Assessor Parcel No.		Acres (net)		Owners
717-280-024		19.19		Nicholas & Stephanie Bozick
TOTAL		19.19		

MAP NO 121 COACHELLA VALLEY AGRICULTURAL PRESERVE NO 10

AMENDED BY MAP NO. 151, 219

T. 6S, - R. 9E.

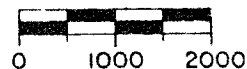


ANNEXATIONS

AMENDMENT NO. 1
JAN. 11, 1972
MAP NO. 151

AMENDMENT NO. 2
FEB 1, 1972
MAP NO. 219

ADOPTED ON FEBRUARY 8, 1971
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA



2688-018839
04/11/2008 08:00R
7 of 7



EXHIBIT A
COACHELLA VALLEY AGRICULTURAL PRESERVE NO.10
MAP NO.219

The following described Real Property of Riverside County, State of California, described as follows:

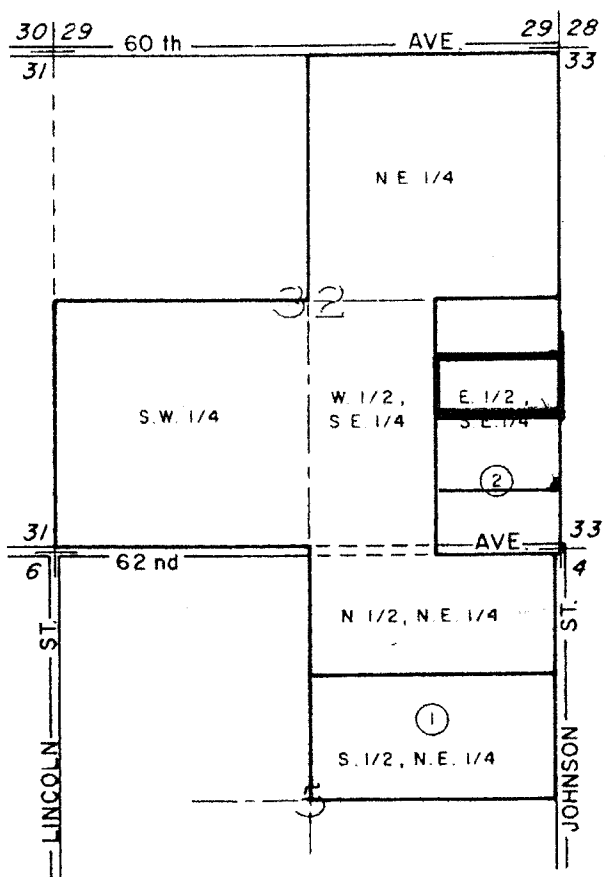
Description: The South half of the Northeast quarter of the Southeast quarter of Section 32, Township 6 South, Range 9 East, San Bernardino Base & Meridian.

Assessor Parcel No.	Acres (net)	Owners
717-280-025	19.19	Nicholas & Stephanie Bozick
TOTAL	19.19	

MAP NO 121 COACHELLA VALLEY AGRICULTURAL PRESERVE NO 10

AMENDED BY MAP NO. 151, 219

T. 6S, - R. 9E.



T. 7S, - R. 9E.

ANNEXATIONS

AMENDMENT NO. 1
JAN 11, 1972
MAP NO. 151

AMENDMENT NO. 2
FEB 1, 1972
MAP NO. 219

ADOPTED ON FEBRUARY 8, 1971
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

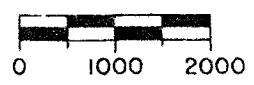


EXHIBIT A
COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 10
MAP NO. 219

The following described Real Property of Riverside County, State of California, described as follows:

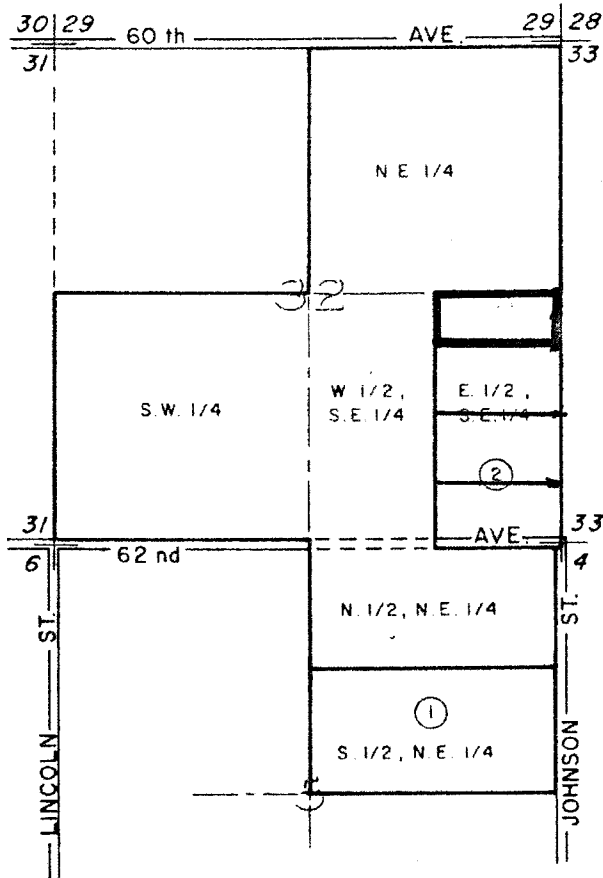
Description: The North half of the Northeast quarter of the Southeast quarter of Section 32, Township 6 South, Range 9 East, San Bernardino Base & Meridian.

Assessor Parcel No.	Acres (net)	Owners
717-280-022	20.27	Nicholas & Stephanie Bozick
TOTAL	20.27	

MAP NO 121 COACHELLA VALLEY AGRICULTURAL PRESERVE NO 10

AMENDED BY MAP NO. 151, 219

T. 6S, - R. 9E.



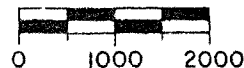
T. 7S, - R. 9E.

ANNEXATIONS

AMENDMENT NO. 1
JAN. 11, 1972
MAP NO. 151

AMENDMENT NO. 2
FEB. 1, 1972
MAP NO. 219

ADOPTED ON FEBRUARY 8, 1971
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA



2008-018841
04/11/2008 08:08A
7 of 8



PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

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

DOC # 2008-0180838

04/11/2008 08:00A Fee:NC

Page 1 of 5

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



AND WHEN RECORDED MAIL TO:

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

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NCHG CC									508

508
C

NOTICE OF NON-RENEWAL
AGRICULTURAL PRESERVE (AGN146)
Client Submittal Date: February 14, 2008

Coachella Valley Agricultural Preserve No. 10, Map No. 219
(OWNERS: Nicholas & Stephanie Bozick)

TLMA/PLANNING

EACH DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED IS CERTIFIED TO BE A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE AND OF RECORD IN MY OFFICE.

Dated: 4-21-08

Nancy Romero
Clerk to the Board of Supervisors
County of Riverside, California

[Signature]

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

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

AND WHEN RECORDED MAIL TO:

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

THIS SPACE FOR RECORDERS USE ONLY

NOTICE OF NONRENEWAL NO. AGN00146 FOR THE ENTIRE PROPERTY
UNDER A LAND CONSERVATION CONTRACT

NOTICE IS HEREBY GIVEN pursuant to Section 51245 of the California Government Code that the undersigned, being all of the owners of the affected real property, elect not to renew Land Conservation Contract or Agreement dated JANUARY 1, 1972 and recorded on FEBRUARY 29, 1972 as Instrument No. 26748 in the Office of the County Recorder of Riverside County, California. The real property affected by this notice is located in the COACHELLA VALLEY Agricultural Preserve No. 10, Map No. 219, dated FEBRUARY 1, 1972.

(See attached Legal)

Assessor's Parcel Number(s) of land affected: 717-280-023

ORIGINAL OWNER(S)

Mecca Ranch No. 3 (limited partnership)

Kag Financial Corporation (dba G.W. Management)

A California Corporation, General Partner

ATTEST:

NANCY ROMERO, Clerk

By [Signature]

DEPUTY

CURRENT OWNER(S)

(owner) See attached

Signature (Title and Company if applicable)

Nicholas Bozick

Print Name

(owner) See attached

Signature (Title and Company if applicable)

Stephanie Bozick

Print Name

Signature (Title and Company if applicable)

Print Name

Signature (Title and Company if applicable)

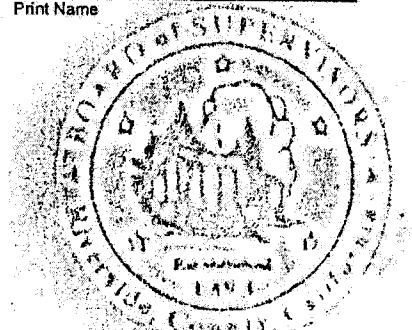
Print Name

(All original and current owners must be listed)

Acknowledgement of Receipt
Nancy Romero, Clerk of the Board

By: [Signature]
Deputy

Date: 4-10-08



PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

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

AND WHEN RECORDED MAIL TO:

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

THIS SPACE FOR RECORDERS USE ONLY

NOTICE OF NONRENEWAL

NOTICE IS HEREBY GIVEN pursuant to Section 51245 of the California Government Code that the undersigned, being all of the owners of the affected real property, elect not to renew Land Conservation Contract or Agreement dated 01/01/72 and recorded on 02/29/72 as Instrument No. 26748 in the Office of the County Recorder of Riverside County, California. The real property affected by this notice is located in the _____ Agricultural Preserve No. 10, Map No. _____. Dated: _____

(See attached Legal)

Assessor's Parcel Number(s) of land affected: 717-280-022-5

ORIGINAL OWNER(S)

William & Deborah Hall
(Mecca Ranch #3)

CURRENT OWNER(S)

Nicholas L. Bozick Owner
Signature (Title and Company if applicable)
Nicholas L. Bozick
Print Name
Stephanie A. Bozick Owner
Signature (Title and Company if applicable)
Stephanie A. Bozick
Print Name

Signature (Title and Company if applicable)

Print Name

Signature (Title and Company if applicable)

Print Name

(All original and current owners must be listed)

Acknowledgement of Receipt
Nancy Romero, Clerk of the Board

By: _____ Date: _____
Deputy



STATE OF CALIFORNIA, COUNTY OF Riverside

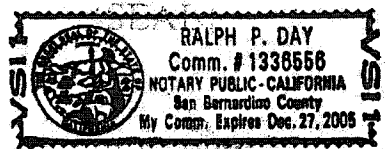
On Jan 10, 2005 before me personally appeared

Nicholas L Bozick

Stephanie A Bozick

~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that they executed the same in authorized capacity(ies), and that they by their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
Ralph P. Day
Notary Public



**EXHIBIT A
COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 10
MAP NO. 219
(NOTICE OF NON-RENEWAL)**

The following described Real Property of Riverside County, State of California, described as follows:

Description: The South half of the Southeast quarter of the Southeast quarter of Section 32, Township 6 South, Range 9 East, San Bernardino Base & Meridian.

Assessor Parcel No.	Acres (net)	Owners
717-280-023	19.78	Nicholas & Stephanie Bozick
TOTAL	19.78	



2008-0100838
04/11/2008 08:00A
5 of 6

MAP NO 121

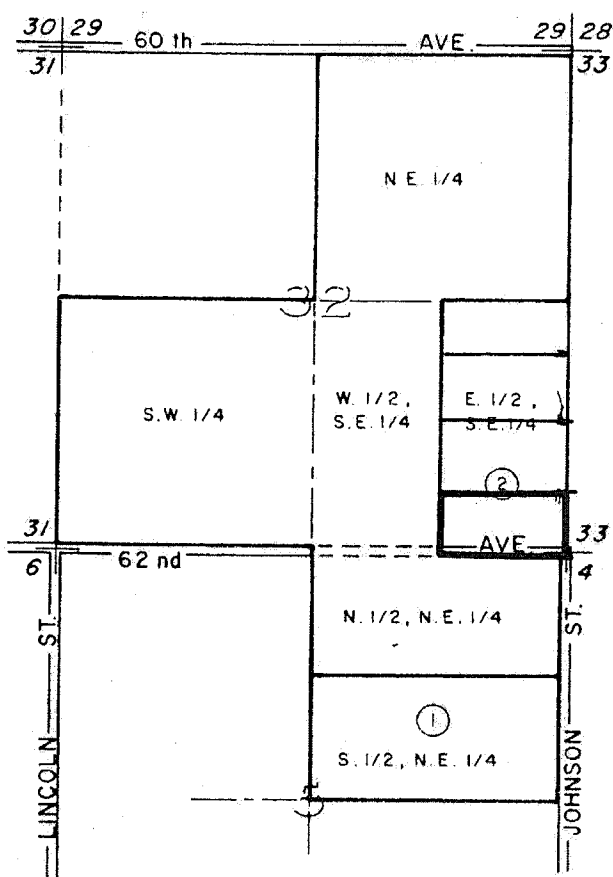
COACHELLA VALLEY

AGRICULTURAL

PRESERVE

NO 10

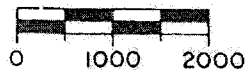
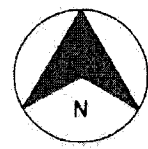
AMENDED BY MAP NO. 151, 219
T. 6S, - R. 9E.



ANNEXATIONS
 AMENDMENT NO. 1
 JAN. 11, 1972
 MAP NO. 151
 AMENDMENT NO. 2
 FEB. 1, 1972
 MAP NO. 219

T. 7S, - R. 9E.

ADOPTED ON FEBRUARY 8, 1971
 BY THE BOARD OF SUPERVISORS
 OF THE COUNTY OF RIVERSIDE,
 STATE OF CALIFORNIA

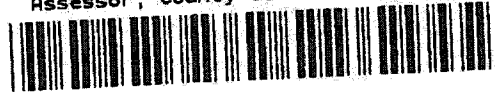


PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

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

DOC # 2008-0180839
04/11/2008 08:00A Fee:NC
Page 1 of 7
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



AND WHEN RECORDED MAIL TO:

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

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NCHGCC									508

NOTICE OF NON-RENEWAL
AGRICULTURAL PRESERVE (AGN147)
Client Submittal Date: February 14, 2008

(B)

C
508

Coachella Valley Agricultural Preserve No. 10, Map No. 219
(OWNERS: Nicholas & Stephanie Bozick)

TLMA/PLANNING

EACH DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED IS CERTIFIED TO BE A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE AND OF RECORD IN MY OFFICE.

Dated: 4-21-08

Nancy Romero
Clerk to the Board of Supervisors
County of Riverside, California

By: [Signature]

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

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

AND WHEN RECORDED MAIL TO:

RETURN TO STOP#1010

Clerk of the Board

(CAC Bldg. - 1st Floor)

THIS SPACE FOR RECORDERS USE ONLY

NOTICE OF NONRENEWAL NO. AGN00147 FOR THE ENTIRE PROPERTY
UNDER A LAND CONSERVATION CONTRACT

NOTICE IS HEREBY GIVEN pursuant to Section 51245 of the California Government Code that the undersigned, being all of the owners of the affected real property, elect not to renew Land Conservation Contract or Agreement dated JANUARY 1, 1972 and recorded on FEBRUARY 29, 1972 as Instrument No. 26747 in the Office of the County Recorder of Riverside County, California. The real property affected by this notice is located in the COACHELLA VALLEY Agricultural Preserve No. 10, Map No. 219, dated FEBRUARY 1, 1972.

(See attached Legal)

Assessor's Parcel Number(s) of land affected: 717-280-024

ORIGINAL OWNER(S)

Mecca Ranch No. 4 (limited partnership)

Kaq Financial Corporation (dba G.W. Management)

A California Corporation, General Partner

CURRENT OWNER(S)

(owner) see attached
Signature (Title and Company if applicable)

Nicholas Bozick
Print Name

(owner) see attached
Signature (Title and Company if applicable)

Stephanie Bozick
Print Name

Signature (Title and Company if applicable)

Print Name

Signature (Title and Company if applicable)

Print Name

ATTEST:

NANCY ROMERO, Clerk

By [Signature]

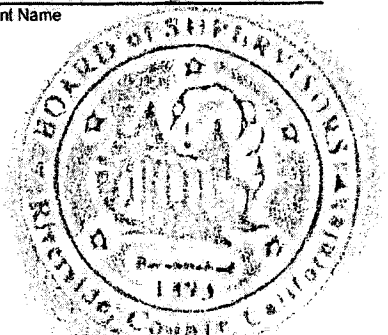
DEPUTY

(All original and current owners must be listed)

Acknowledgement of Receipt
Nancy Romero, Clerk of the Board

By [Signature]
Deputy

Date: 4-10-08



NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE)

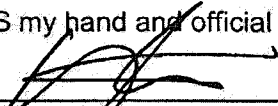
On MARCH 31, 2008st before me, NAYAN P. GHELANI, NOTARY PUBLIC
(Date) (Name and title of officer (e.g. "James Doe, Notary Public"))

personally appeared STEPHANIE A. BOZIC who
(Name(s) of signer(s))

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

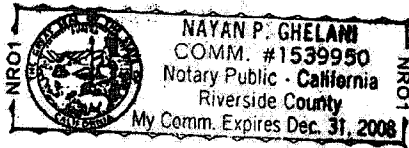
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public

(SEAL)



ACKNOWLEDGMENT

State of California
County of Riverside)

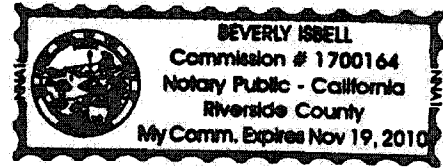
On April 2, 2008 before me, Beverly Isbell - Notary Public
(insert name and title of the officer)

personally appeared Nicholas Bozick
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Beverly Isbell (Seal)



**EXHIBIT A
COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 10
MAP NO. 219
(NOTICE OF NON-RENEWAL)**

The following described Real Property of Riverside County, State of California, described as follows:

Description: The North half of the Southeast quarter of the Southeast quarter of Section 32, Township 6 South, Range 9 East, San Bernardino Base & Meridian.

Assessor Parcel No.	Acres (net)	Owners
717-280-024	19.19	Nicholas & Stephanie Bozick
TOTAL	19.19	



2008-0180039
04/11/2008 08:09A
6 of 7

MAP NO 121

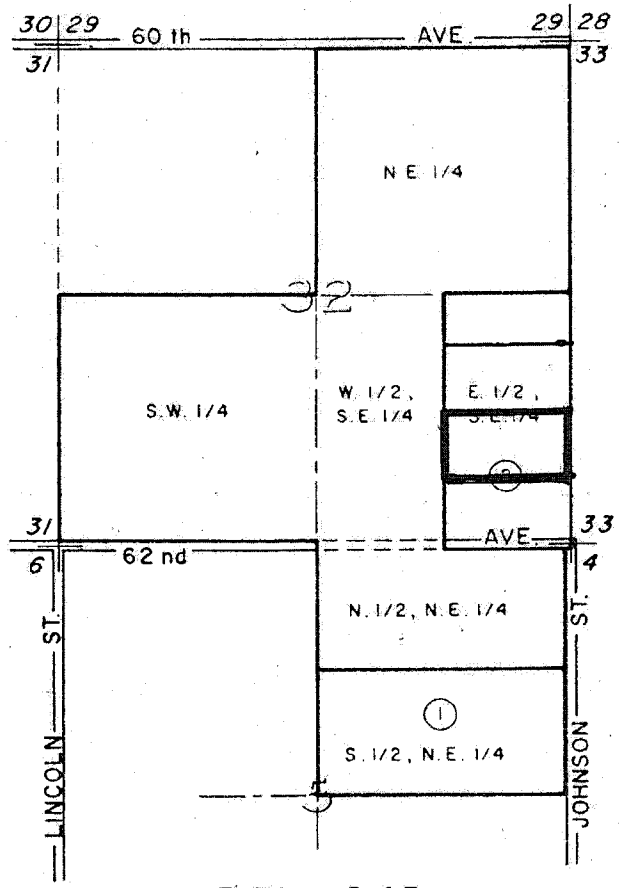
COACHELLA VALLEY

AGRICULTURAL

PRESERVE

NO 10

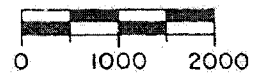
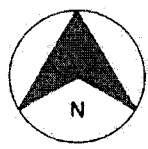
AMENDED BY MAP NO. 151, 219
T. 6 S., - R. 9 E.



T. 7 S., - R. 9 E.

ANNEXATIONS
 AMENDMENT NO. 1
 JAN. 11, 1972
 MAP NO. 151
 AMENDMENT NO. 2
 FEB. 1, 1972
 MAP NO. 219

ADOPTED ON FEBRUARY 8, 1971
 BY THE BOARD OF SUPERVISORS
 OF THE COUNTY OF RIVERSIDE,
 STATE OF CALIFORNIA



PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

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

AND WHEN RECORDED MAIL TO:

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

DOC # 2008-0180840

04/11/2008 08:00A Fee:NC

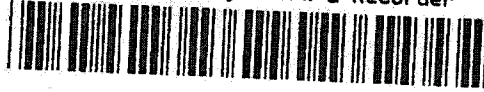
Page 1 of 7

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			7						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NCHGCC									500

NOTICE OF NON-RENEWAL
AGRICULTURAL PRESERVE (AGN148)
Client Submittal Date: February 14, 2008

0

C
508

Coachella Valley Agricultural Preserve No. 10, Map No. 219
(OWNERS: Nicholas & Stephanie Bozick)

TLMA/PLANNING

EACH DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED IS CERTIFIED TO BE A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE AND OF RECORD IN MY OFFICE.

Dated: 4-21-08

Nancy Romero
Clerk to the Board of Supervisors
County of Riverside, California

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

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

AND WHEN RECORDED MAIL TO:

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

THIS SPACE FOR RECORDERS USE ONLY

NOTICE OF NONRENEWAL NO. AGN00148 FOR THE ENTIRE PROPERTY
UNDER A LAND CONSERVATION CONTRACT

NOTICE IS HEREBY GIVEN pursuant to Section 51245 of the California Government Code that the undersigned, being all of the owners of the affected real property, elect not to renew Land Conservation Contract or Agreement dated JANUARY 1, 1972 and recorded on FEBRUARY 29, 1972 as Instrument No. 26746 in the Office of the County Recorder of Riverside County, California. The real property affected by this notice is located in the COACHELLA VALLEY Agricultural Preserve No. 10, Map No. 219, dated FEBRUARY 1, 1972.

(See attached Legal)

Assessor's Parcel Number(s) of land affected: 717-280-025

ORIGINAL OWNER(S)

Mecca Ranch No. 5 (limited partnership)
Kag Financial Corporation (dba G.W. Management)
A California Corporation, General Partner

CURRENT OWNER(S)

(owner) see attached
Signature (Title and Company if applicable)
Nicholas Bozick
Print Name
(owner) see attached
Signature (Title and Company if applicable)
Stephanie Bozick
Print Name
Signature (Title and Company if applicable)
Print Name
Signature (Title and Company if applicable)
Print Name

ATTEST:

NANCY ROMERO, Clerk

By [Signature]
DEPUTY

(All original and current owners must be listed)

Acknowledgement of Receipt
Nancy Romero, Clerk of the Board

By [Signature]
Deputy

Date: 4-10-08



2008-0180840
04/11/2008 08:09A
2 of 7



NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE)

On MARCH 31ST 2008 before me, NAYAN P. GHELAMI NOTARY PUBLIC
(Date) (Name and title of officer (e.g. "James Doe, Notary Public"))

personally appeared STEPHANIE A. BOZICK who
(Name(s) of signer(s))

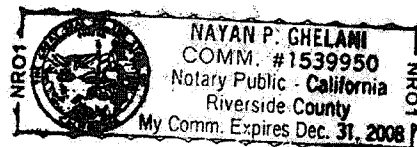
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Notary Public

(SEAL)



ACKNOWLEDGMENT

State of California
County of Riverside)

On April 2, 2008 before me, Beverly Isbell - Notary Public
(insert name and title of the officer)

personally appeared Nicholas Bozick
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

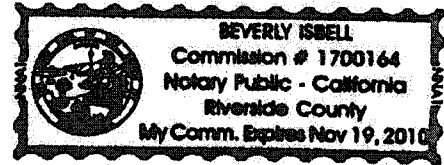
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Beverly Isbell

(Seal)



**EXHIBIT A
COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 10
MAP NO. 219
(NOTICE OF NON-RENEWAL)**

The following described Real Property of Riverside County, State of California, described as follows:

Description: The South half of the Northeast quarter of the Southeast quarter of Section 32, Township 6 South, Range 9 East, San Bernardino Base & Meridian.

Assessor Parcel No.	Acres (net)	Owners
717-280-025	19.19	Nicholas & Stephanie Bozick
TOTAL	19.19	

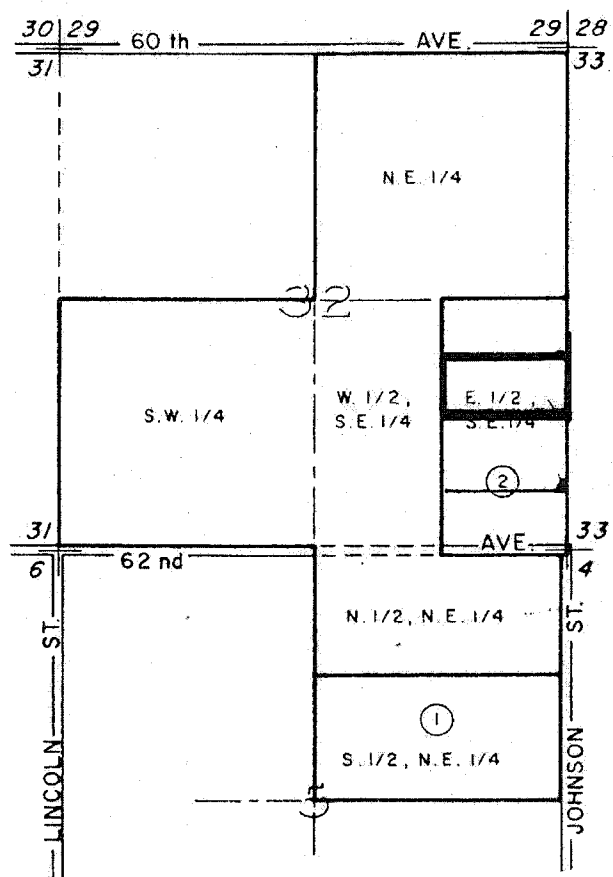


2008-0100840
04/11/2008 08:00A
6 of 7

MAP NO 121 COACHELLA VALLEY AGRICULTURAL PRESERVE NO 10

AMENDED BY MAP NO. 151, 219

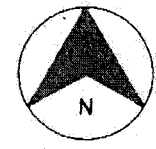
T. 6 S., - R. 9 E.



T. 7 S., - R. 9 E.

ANNEXATIONS
 AMENDMENT NO. 1
 JAN. 11, 1972
 MAP NO. 151
 AMENDMENT NO. 2
 FEB. 1, 1972
 MAP NO. 219

ADOPTED ON FEBRUARY 8, 1971
 BY THE BOARD OF SUPERVISORS
 OF THE COUNTY OF RIVERSIDE,
 STATE OF CALIFORNIA



PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

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

DOC # 2008-0180841
04/11/2008 08:00A Fee:NC
Page 1 of 8
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



AND WHEN RECORDED MAIL TO:

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

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			B						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NCA600									508

NOTICE OF NON-RENEWAL
AGRICULTURAL PRESERVE (AGN149)
Client Submittal Date: February 14, 2008

10

C
508

Coachella Valley Agricultural Preserve No. 10, Map No. 219
(OWNERS: Nicholas & Stephanie Bozick)

TLMA/PLANNING

EACH DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED IS CERTIFIED TO BE A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE AND OF RECORD IN MY OFFICE.

Dated: 4-21-08
Nancy Romero
Clerk to the Board of Supervisors
County of Riverside, California
By: [Signature]

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

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

AND WHEN RECORDED MAIL TO:

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

THIS SPACE FOR RECORDERS USE ONLY

NOTICE OF NONRENEWAL NO. AGN00149 FOR THE ENTIRE PROPERTY
UNDER A LAND CONSERVATION CONTRACT

NOTICE IS HEREBY GIVEN pursuant to Section 51245 of the California Government Code that the undersigned, being all of the owners of the affected real property, elect not to renew Land Conservation Contract or Agreement dated JANUARY 1, 1972 and recorded on FEBRUARY 29, 1972 as Instrument No. 26745 in the Office of the County Recorder of Riverside County, California. The real property affected by this notice is located in the COACHELLA VALLEY Agricultural Preserve No. 10, Map No. 219, dated FEBRUARY 1, 1972.

(See attached Legal)

Assessor's Parcel Number(s) of land affected: 717-280-022

ORIGINAL OWNER(S)

Mecca Ranch No. 6 (limited partnership)

Kag Financial Corporation (dba G.W. Management)

A California Corporation, General Partner

CURRENT OWNER(S)

(owner) see attached
Signature (Title and Company if applicable)

Nicholas Bozick
Print Name

(owner) see attached
Signature (Title and Company if applicable)

Stephanie Bozick
Print Name

Signature (Title and Company if applicable)

Print Name

Signature (Title and Company if applicable)

Print Name

ATTEST:

NANCY ROMERO, Clerk

By [Signature]
DEPUTY

(All original and current owners must be listed)

Acknowledgement of Receipt
Nancy Romero, Clerk of the Board

By [Signature]
Deputy

Date: 4-10-08



PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

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

AND WHEN RECORDED MAIL TO:

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

THIS SPACE FOR RECORDERS USE ONLY

NOTICE OF NONRENEWAL

NOTICE IS HEREBY GIVEN pursuant to Section 51245 of the California Government Code that the undersigned, being all of the owners of the affected real property, elect not to renew Land Conservation Contract or Agreement dated 01/01/72 and recorded on 02/29/72 as Instrument No. 26745 in the Office of the County Recorder of Riverside County, California. The real property affected by this notice is located in the _____ Agricultural Preserve No. 10, Map No. _____, Dated: _____.

(See attached Legal)

Assessor's Parcel Number(s) of land affected: 717-280-022-8

ORIGINAL OWNER(S)

William & Deborah Hall
(Mecca Ranch #6)

CURRENT OWNER(S)

Nicholas L. Bozick Owner
Signature (Title and Company if applicable)
Nicholas L. Bozick
Print Name
Stephanie A. Bozick
Signature (Title and Company if applicable)
Stephanie A. Bozick
Print Name

Signature (Title and Company if applicable)

Print Name

Signature (Title and Company if applicable)

Print Name

(All original and current owners must be listed)

Acknowledgement of Receipt
Nancy Romero, Clerk of the Board

By: _____ Date: _____
Deputy



NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)

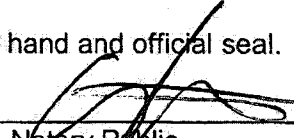
COUNTY OF RIVERSIDE)

On MARCH 31ST 2008 before me, NAYAN P. GHELANI, NOTARY PUBLIC
(Date) (Name and title of officer (e.g. "James Doe, Notary Public"))

personally appeared STEPHANIE A - BOZICK who
(Name(s) of signer(s))

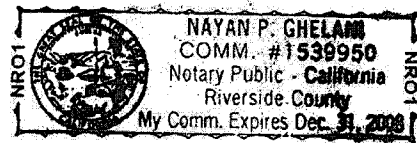
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Notary Public

(SEAL)



ACKNOWLEDGMENT

State of California
County of Riverside)

On April 2, 2008 before me, Beverly Isbell - Notary Public
(insert name and title of the officer)

personally appeared Nicholas Bozick
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

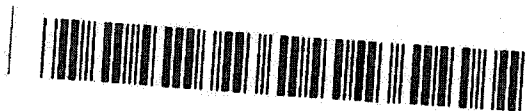
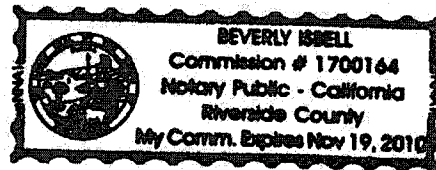
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Beverly Isbell

(Seal)



2008-0180841
04/11/2008 08:09R
5 of 8

**EXHIBIT A
COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 10
MAP NO. 219
(NOTICE OF NON-RENEWAL)**

The following described Real Property of Riverside County, State of California, described as follows:

Description: The North half of the Northeast quarter of the Southeast quarter of Section 32, Township 6 South, Range 9 East, San Bernardino Base & Meridian.

Assessor Parcel No.	Acres (net)	Owners
717-280-022	20.27	Nicholas & Stephanie Bozick
TOTAL	20.27	

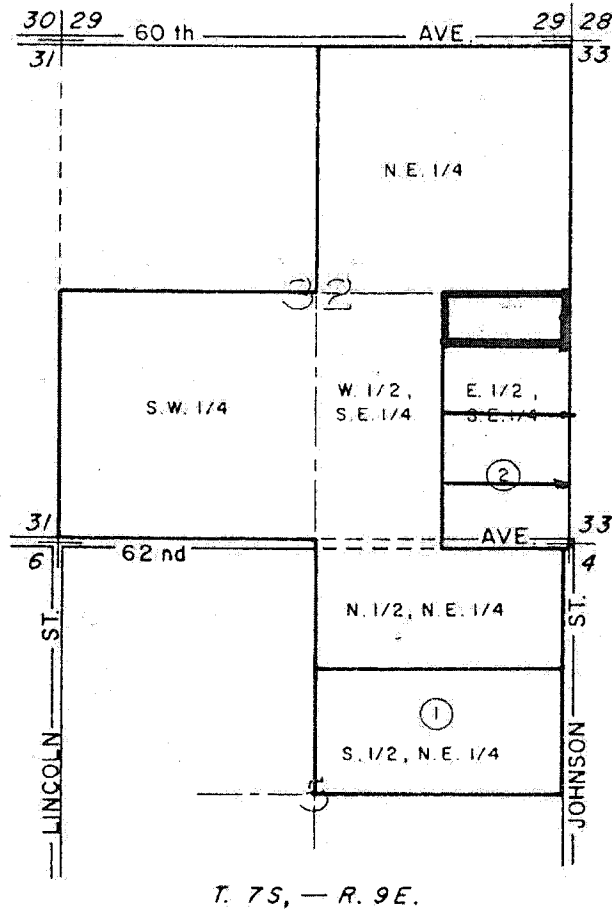


2008-0180841
04/11/2008 08:00R
6 of 8

MAP NO 121 COACHELLA VALLEY AGRICULTURAL PRESERVE NO 10

AMENDED BY MAP NO. 151, 219

T. 6 S., - R. 9 E.



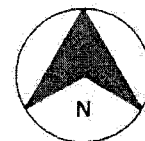
ANNEXATIONS

AMENDMENT NO. 1
JAN. 11, 1972
MAP NO. 151

AMENDMENT NO. 2
FEB. 1, 1972
MAP NO. 219

T. 7 S., - R. 9 E.

ADOPTED ON FEBRUARY 8, 1971
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA





LARRY W. WARD
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

<http://riverside.asrelkrec.com>

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

MAP NO. 121 -

S. E. 1/4

2

Date: 4-10-08

Signature: Jandi Schlemmer

Print Name: JANDI SCHLEMMER

