

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



ITEM: 3.38
(ID # 23123)

MEETING DATE:
Tuesday, October 31, 2023

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Notice of Non-Renewal on a portion of land (APN 942-030-011) subject to a Land Conservation Contract within the Rancho California Agricultural Preserve No. 7, Map No. 816 -- Applicant: Austin Vineyards, LLC -- Southwest Area Plan. District 3. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

AUTHORIZE the Applicant to submit a Notice of Non-Renewal on a portion of Assessor's Parcel Number 942-030-011 per Exhibit A to the Notice of Non-Renewal, which constitutes only a partial area of the property that is subject to the Land Conservation Contract.

ACTION:Policy


John Hildebrand, Planning Director 10/19/2023

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington and Gutierrez
Nays: None
Absent: Perez
Date: October 31, 2023
xc: Planning

Kimberly A. Rector
Clerk of the Board

By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Applicant Funds			Budget Adjustment:	No
			For Fiscal Year:	23/24

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

The property (Assessor Parcel Number 942-030-011) is subject to a land conservation contract according to the terms of the Land Conservation Act of 1965 (Williamson Act) and is located within the Rancho California Agricultural Preserve No. 7 and was the result of an enlargement shown on Map No. 295. The agricultural preserve has undergone a series of enlargements and diminishments since then, with the current configuration being depicted on Map No. 816. As a point of clarification, while the Notice of Non-Renewal references the original map (Map No. 295) that was used to place the property into the agricultural preserve, the subject property has remained unaffected through a series of enlargements and diminishments and remains on the latest map of the agricultural preserve, which is Map No. 816.

The 22.32-acre property is planted with 17.75 acres of vineyards and developed with a residence, with the remainder vacant and uncultivated. The property is located southerly of Buck Road, westerly of Camino del Vino, northerly of Glen Oaks Road, and easterly of Rancho California Road.

The land conservation contract has been in effect through a succession of ownership changes, as the contract applies to successors in interest. Priscilla L. Wilson entered into a Land Conservation Contract on January 1, 1974, which was recorded on February 28, 1974, as Instrument No. 23567 (Attachment A). Subsequently, Priscilla L. Wilson transferred the property to the Richard C. and Priscilla L. Wilson Family Trust. The current property owner, Austin Vineyards, LLC, acquired the property on December 22, 2017, from the Richard C. and Priscilla L. Wilson Family Trust.

On February 28, 2023, Austin Vineyards, LLC, submitted a Notice of Non-Renewal No. APN220004 (Attachment B) for a 3.46-acre portion of the land that is covered by the land conservation contract. The remainder of the property is not subject to the notice and will remain under contract. The area of the diminishment is described in terms of "metes and bounds" in the legal description included in the notice.

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

The property has a land use designation of Agriculture and is located within the Temecula Valley Policy Area --- Winery District of the Southwest Area Plan, which is part of the Riverside County General Plan.

The property is zoned Wine Country/Winery Zone (WC-W), which is a qualifying agricultural zone. The property owner has also submitted Plot Plan No. 210141 to develop a new winery alongside the existing vineyards.

The County's Rules and Regulations Governing Agricultural Preserves (Resolution No. 84-526) state that a property owner needs to request authorization from the Board for a Notice of Non-Renewal that will remove only a portion of land under contract while keeping the remainder of the property under contract (Section 402). By contrast, no Board action is necessary if the Notice of Non-Renewal is made for the entirety of the land under a contract. In compliance with this provision, the Board is being requested to authorize a partial non-renewal to remove a portion of the land under contract and to keep the remainder of the land under contract.

ATTACHMENTS:

- A. Land Conservation Contract**
- B. Notice of Non-Renewal**



Jason Farin, Principal Management Analyst 10/25/2023



Aaron Gettis, Deputy County Counsel 10/19/2023

23567

RECEIVED FOR RECORD

FEB 28 1974

20 Min. Past 11 o'clock A.M.
At Request of

CLERK OF BOARD

Book 1974, Page 23567
Recorded in Official Records
of Riverside County, California

W.H. Dabagh Recorder

FEES \$ 3.00

INDEXED

LAND CONSERVATION CONTRACT

COUNTY OF RIVERSIDE, herein called "County" and _____

Priscilla L. Wilson

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 Rancho California No. 7, Amend. 1 Agricultural Preserve.

Map 295

2. This contract shall take effect on January 1, 1974, 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 cancelled only in accordance with Sections 51282, 51283, 51283.3, 51284 and 51285 of the Government Code.

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

23-97

permitted by or pursuant to the Uniform Rules established for the administration of agricultural preserves by Riverside County Ordinance 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, Court House, Riverside, California. 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 January 1, 1974.

ATTEST:
Donald D. Sullivan, Clerk
by Agnes Hughes
(Seal) Deputy

COUNTY OF RIVERSIDE
By [Signature]
Chairman, Board of Supervisors

STATE OF CALIFORNIA
COUNTY OF Los Angeles

OWNER: Priscilla L. Wilson
Priscilla L. Wilson

On February 21, 1974 before me
personally appeared

OWNER: _____

Priscilla L. Wilson

OWNER: _____

OWNER: _____

Mailing Address: 2066 Vista Avenue
Arcadia, California

Known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.

Evelyn Saxton
Notary Public



EXHIBIT A

235
All of the unincorporated territory of Riverside County, State of California described as follows:

A portion of Pauba Ranch, Map Book 13/601, records of San Diego County, also shown as Lot 1, Block 3, Rancho California Owners Map 25, described as follows:

Beginning at a point on the northerly right of way line of Glenoaks Drive with the intersection of the southeasterly right of way line of Rancho California Road; thence northeasterly on said southeasterly right of way line 630.55 feet to the northerly right of way line of Buck Road; thence easterly on said northerly right of way line 700 feet; thence southerly 270 feet; thence southeasterly 1317.79 feet; thence southwesterly 137.35 feet; thence southwesterly 654.83 feet to the northerly right of way line of Glenoaks Road; thence northwesterly 2,328.94 feet to the point of beginning.

Rancho California Agricultural Preserve No. 7, Amendment 1, Map 295

Assessor's Parcel No. 20-50-250-21 45.62 acres

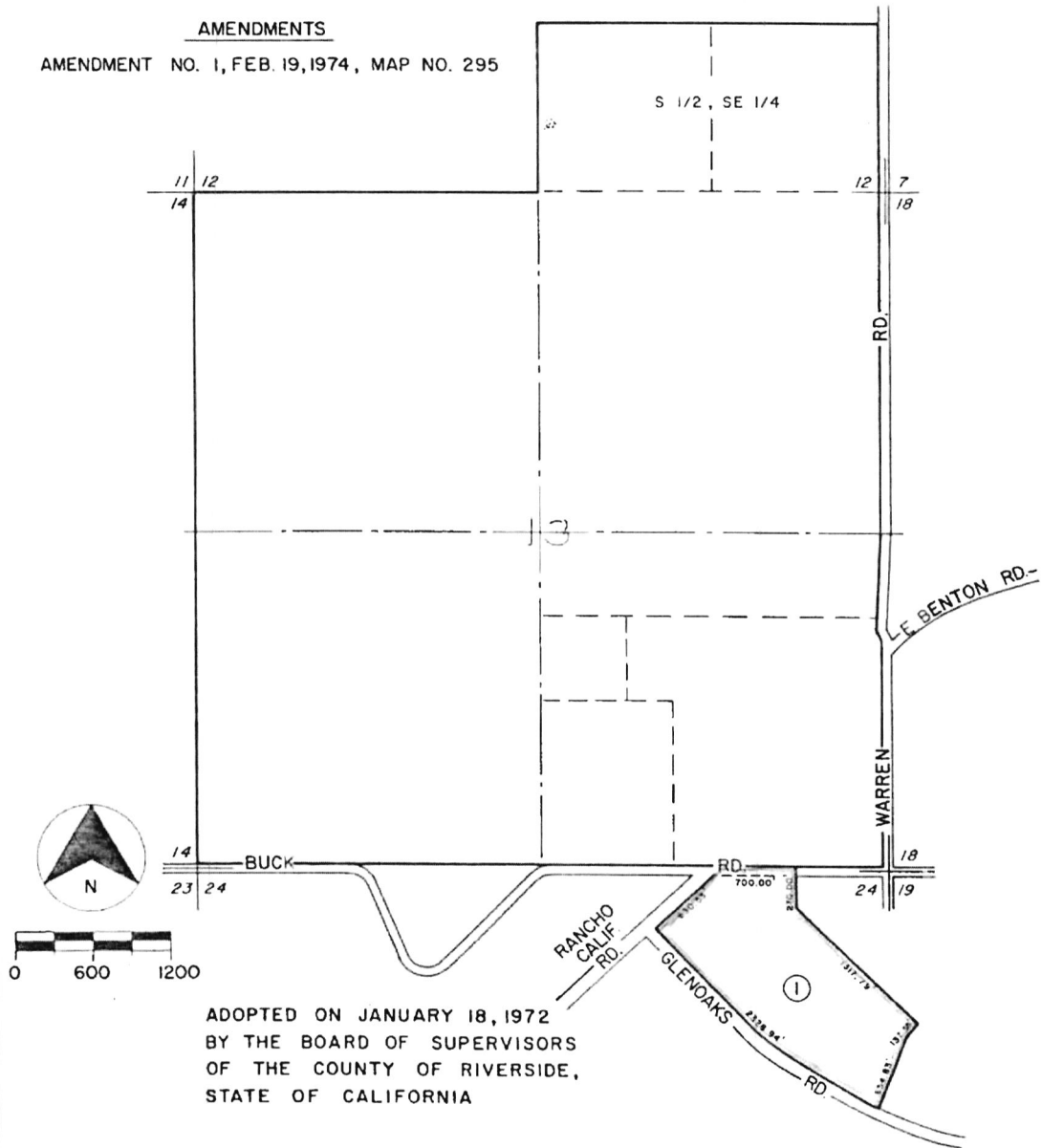
MAP NO 174 RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO 7

AMENDED BY MAP NO. 295

T. 7S - R. 2W

AMENDMENTS

AMENDMENT NO. 1, FEB. 19, 1974, MAP NO. 295



ADOPTED ON JANUARY 18, 1972
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KIMBERLY RECTOR, CLERK OF THE BOARD
RIVERSIDE CO. CLERK OF THE BOARD
4080 LEMON STREET, 1ST FLOOR CAC
PO BOX 1147 – RIVERSIDE, CA 92502

MAIL STOP # 1010

AND WHEN RECORDED MAIL TO:

RETURN TO: STOP #1010
RIVERSIDE COUNTY CLERK OF THE BOARD
PO BOX 1147 – RIVERSIDE, CA 92502

2023-0288704

09/29/2023 11:58 AM Fee: \$ 0.00

Page 1 of 12

Recorded in Official Records
County of Riverside

Peter Aldana
Assessor-County Clerk-Recorder



803

THIS SPACE FOR RECORDERS USE ONLY

NOTICE OF NON-RENEWAL
FOR A LAND CONSERVATION CONTRACT
CASE NO. APN 220004
Resubmittal Date: September 26, 2023

Re-Recording of Instrument No. 2023-0057129

The purpose for this document is to correct the legal description of the diminishment area in the Exhibit A to the Notice of Non-Renewal in Instrument No. 2023-0057129 recorded on 10/21/2021.

Rancho California Agricultural Preserve No. 7
Map No. 816

Current Owner: Austin Vineyards, LLC

TLMA/PLANNING

THIS PAGE IS ADDED TO PROVIDE AND 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)

2023-0057129

02/28/2023 12:45 PM Fee: \$ 0.00
Page 1 of 5
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

927

THIS SPACE FOR RECORDERS USE ONLY

NOTICE OF NON-RENEWAL NO. 1 FOR A PORTION OF 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 1/1/74 and recorded on 2/28/74 as Instrument No. 1974/23567 in the Office of the County Recorder of Riverside County, California. The real property affected by this notice is located in the Rancho California Agricultural Preserve No. 7 Amend., Map No. 295, dated 1/1/1974.

1

(See attached Legal)

Assessor's Parcel Number(s) of land affected:

942-030-011

ORIGINAL OWNER(S)

Signature (Title and Company if applicable)
Priscilla L Wilson
 Print Name

Signature (Title and Company if applicable)
 Print Name

Signature (Title and Company if applicable)
 Print Name

Signature (Title and Company if applicable)
 Print Name

CURRENT OWNER(S)

Austin Vineyards, LLC
 Signature (Title and Company if applicable)
Austin Randall
 Print Name

Signature (Title and Company if applicable)
 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)

Acknowledgment of Receipt
KIMBERLY A. RECTOR
Clerk of the Board

By: Brianne Smet
Deputy

Date: 2/28/23

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 February 23, 2023 before me, M Byers Notary Public,
(Date) (Name and title of officer (e.g. "James Doe, Notary Public"))

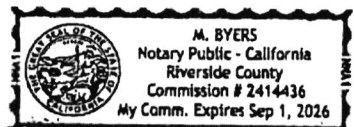
personally appeared Austin Randall
(Name(s) of signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is 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}



**PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER**

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

CLARIFICATION FOR SEAL for the Riverside County Board of Supervisors
(EMBOSSSED ON DOCUMENT)



Date: 02/28/2023

Signature: *Breanna Smith*

Print Name: Breanna Smith, Clerk of the Board Assistant

EXHIBIT A
RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 7
MAP NO. 816
(NOTICE OF NON-RENEWAL)

Real Property in the Unincorporated Area of the County of Riverside, State of California, Described as Follows:

LEGAL DESCRIPTION:

See attached *Rancho California Agricultural Preserve No. 7 Diminishment Legal Description* (metes and bounds) dated May 26, 2023 for the portion of the parcel subject to the Notice of Non-Renewal. See attached Grant Deed dated September 22, 1989 for legal description of parcel.

Assessor Parcel No.	Acres (net)	Owner
942-030-011 (a portion of), formerly 942-030-009-7	Partial non-renewal of an area of 3.46 acres with the remainder of the 22.32 acre lot to remain under contract.	Austin Vineyards, LLC

EXHIBIT "A"

RANCHO CALIFORNIA AGRICULTURAL PRESERVE No. 7 DIMINISHMENT LEGAL DESCRIPTION

In the County of Riverside, State of California, in Section 2, Township 8 South, Range 2 West, Parcel 1 of Parcel Merger 180016 per Instrument No. 2018-0307897, being a portion of Parcels 2 & 3 of Parcel Map 27134 as shown by map on file in Book 182 of Parcel Maps, Pages 95 & 96, Records of said Riverside County, described as follows:

Commencing at the westerly most corner of said Parcel 1 of said Parcel Merger 180016;

Thence South 42°13'40" East, along the easterly right-of-way line of Glenoaks Road a distance of 146.50 feet to a point on said right-of-way, said point also being the **TRUE POINT OF BEGINNING**;

Thence South 42°13'40" East, continuing along said easterly right-of-way line a distance of 82.62 feet;

Thence North 13°08'33" East, leaving said easterly right-of-way of Glenoaks Road a distance of 30.54 feet;

Thence North 69°07'12" East, a distance of 30.46 feet;

Thence South 68°01'12" East, a distance of 48.56 feet;

Thence South 54°46'35" East, a distance of 85.24 feet;

Thence South 46°50'10" East, a distance of 87.84 feet;

Thence South 61°30'56" East, a distance of 34.99 feet;

Thence North 85°27'00" East, a distance of 31.10 feet;

Thence North 72°45'25" East, a distance of 35.64 feet;

Thence North 62°45'25" East, a distance of 56.83 feet;

Thence South 84°36'24" East, a distance of 32.07 feet;

EXHIBIT "A"

RANCHO CALIFORNIA AGRICULTURAL PRESERVE No. 7 DIMINISHMENT (CONTINUED)

Thence North 49°41'10" East, a distance of 48.27 feet;
Thence North 22°22'11" East, a distance of 248.83 feet;
Thence North 71°13'19" West, a distance of 296.50 feet;
Thence North 56°33'23" West, a distance of 151.17 feet;
Thence South 67°37'11" West, a distance of 47.25 feet;
Thence South 23°03'49" West, a distance of 33.74 feet;
Thence South 36°29'19" West, a distance of 55.69 feet;
Thence South 69°37'32" West, a distance of 56.14 feet;
Thence South 07°34'39" West, a distance of 19.93 feet;
Thence South 25°19'21" East, a distance of 24.49 feet;
Thence South 56°56'55" East, a distance of 217.26 feet;
Thence South 24°51'32" West, a distance of 56.19 feet;
Thence North 66°10'51" West, a distance of 23.32 feet;
Thence North 23°49'09" East, a distance of 27.48 feet;
Thence North 66°20'49" West, a distance of 85.13 feet;
Thence South 25°16'11" West, a distance of 39.07 feet;
Thence South 81°12'29" West, a distance of 49.12 feet;

EXHIBIT "A"


RANCHO CALIFORNIA AGRICULTURAL PRESERVE No. 7 DIMINISHMENT (CONTINUED)

Thence South 64°42'10" West, a distance of 30.61 feet;

Thence North 88°25'44" West, a distance of 15.18 feet to a point on said easterly right-of-way of Glenoaks Road which is the **TRUE POINT OF BEGINNING**.

CONTAINING 151,000 SQUARE FEET, MORE OR LESS.

This description was prepared by me
or under my direction:


Osbjorn Bratene
RCE 21873,

5/26/2023
Date

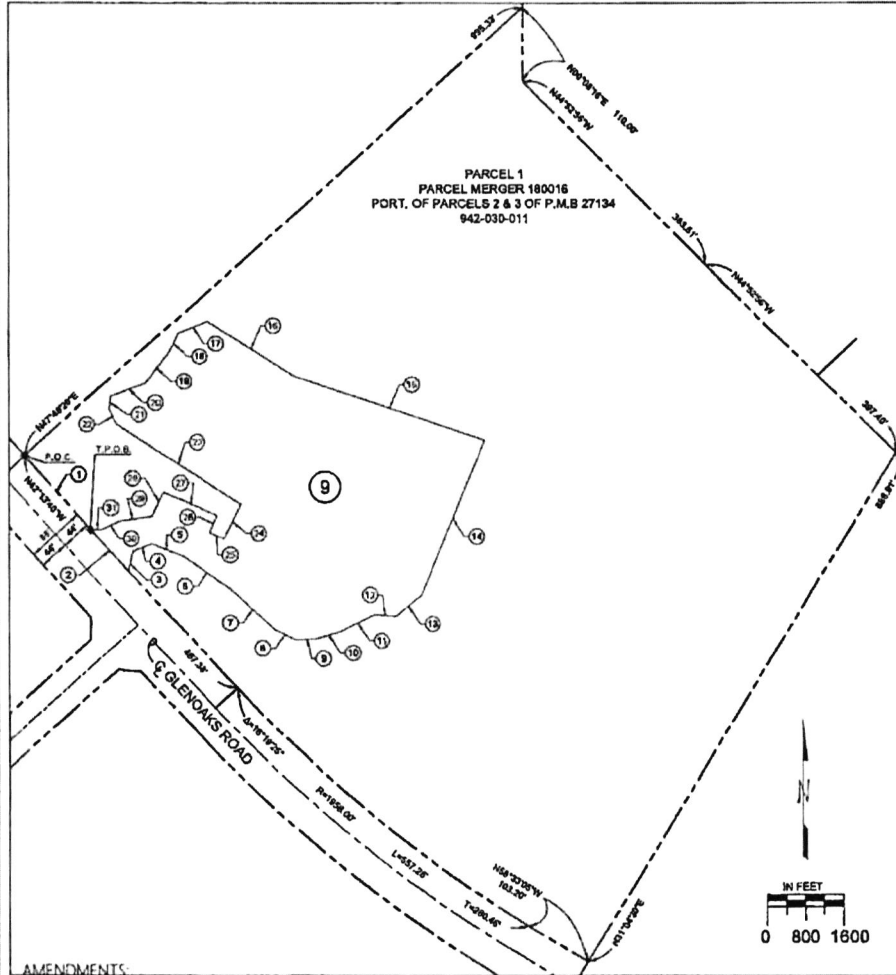


XXXXXX

MAP NO. 174 RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 7.

AMENDED BY MAP NO. 295,350,489,531,549,668,818,XXX,XXX

SEC. 24, T.7S.-R.21W



Amended 9 Line Table		
LINE #	BEARING	DISTANCE
1	S42°13'40"E	148.50'
2	S42°13'40"E	42.62'
3	N13°06'33"E	33.54'
4	N68°07'12"E	33.46'
5	S68°01'12"E	48.56'
6	S54°46'36"E	43.24'
7	S48°57'10"E	87.84'
8	S61°30'08"E	34.99'
9	N68°27'00"E	31.10'
10	N72°45'28"E	35.64'
11	N62°45'28"E	58.83'
12	S64°36'24"E	32.07'
13	N48°41'10"E	48.27'
14	N22°22'11"E	246.93'
15	N71°13'18"W	206.50'
16	N68°33'23"W	151.17'
17	S67°37'11"W	47.26'
18	S22°03'48"W	33.74'
19	S36°28'18"W	85.67'
20	S89°37'32"W	56.14'
21	S07°34'39"W	18.82'
22	S25°19'21"E	24.48'
23	S58°46'54"E	217.26'
24	S24°51'22"W	85.13'
25	N64°10'51"W	23.32'
26	N23°49'09"E	27.48'
27	N68°20'48"W	85.13'
28	S25°16'11"W	38.07'
29	S61°12'28"W	45.52'
30	S64°42'10"W	33.81'
31	N68°25'44"W	18.18'

AMENDMENTS:

- | | |
|--|-------------|
| NO. 1, (ENLARGEMENT), FEBRUARY 19, 1974, | MAP NO. 295 |
| NO. 2, (ENLARGEMENT), DECEMBER 23, 1975, MAP NO. 350 | MAP NO. 489 |
| NO. 3, (DIMINSHMENT), WITHDRAWN, | MAP NO. 531 |
| NO. 4, (DIMINSHMENT), WITHDRAWN, | MAP NO. 549 |
| NO. 5, (DIMINSHMENT), WITHDRAWN, | MAP NO. 668 |
| NO. 6, (DIMINSHMENT), JULY 23, 1991 | MAP NO. 816 |
| NO. 7, (DIMINSHMENT), AUGUST 24, 1999, | MAP NO. XXX |
| NO. 8, (DIMINSHMENT), WITHDRAWN, | MAP NO. XXX |
| NO. 9, (DIMINSHMENT), TBD, | |

ADOPTED ON JANUARY 18, 1972
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA



DOC # 2017-0538321
12/22/2017 01:03 PM Fees: \$31.00
Page 1 of 3
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

RECORDING REQUESTED BY:
First American Title
Order No. 5591137
Escrow No. 22368-SK
Parcel No. 942-030-008 and 009

AND WHEN RECORDED MAIL TO:

AUSTIN VINEYARDS, LLC
3060 UPHAM STREET
WHEATRIDGE, CO 80033

**This document was electronically submitted
to the County of Riverside for recording**
Received by: MARIA VICTORIA #411

SPACE ABOVE THIS LINE FOR RECORDER'S USE

tra: 094-02)

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$1,375.00 and CITY \$

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area: Temecula, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Richard C. Wilson, trustee of the Richard C. and Priscilla L. Wilson Family Trust dated September 22, 1989

hereby GRANT(S) to Austin Vineyards, LLC.

the following described real property in the County of Riverside, State of California:
That portion of Parcels 1 and 2 of Parcel Map no. 18441, in the unincorporated territory of the County of Riverside, State of California, as shown by map on file in Book 112, pages 42 and 43 of Parcel Maps.

SEE "LEGAL DESCRIPTION" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

More commonly known as: 35620 Glenoaks Road, Temecula, CA 92590

Mail Tax Statement to: SAME AS ABOVE or Address Noted Below

Date November 27, 2017

Richard C. Wilson, ~~as~~ trustee of the
Richard C. and Priscilla L. Wilson Family Trust
dated September 22, 1989

Richard C. Wilson, TRUSTEE
By: Richard C. Wilson

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~~ Los Angeles S.S.

On December 5, 2017, before me, C. Parra, a notary public
personally appeared Richard C. Wilson

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 *C. Parra* (Seal)



Exhibit "A"

Legal Description

A.P.N.: 942-030-009-7 and 942-030-009-7

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

PARCELS 2 AND 3 OF PARCEL MAP 27134 AS PER MAP THEREOF FILED IN BOOK 182 PAGES 95 AND 96 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS.