

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

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

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)

Signature (Title and Company if applicable)

Austin Vineyards, LLC

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)

Acknowledgement of Receipt

Clerk of the Board

By:

Bruna Smith

Deputy

Date:

2/28/23

KIMBEAL A. RECORDER

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))

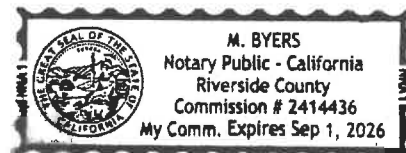
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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



**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,

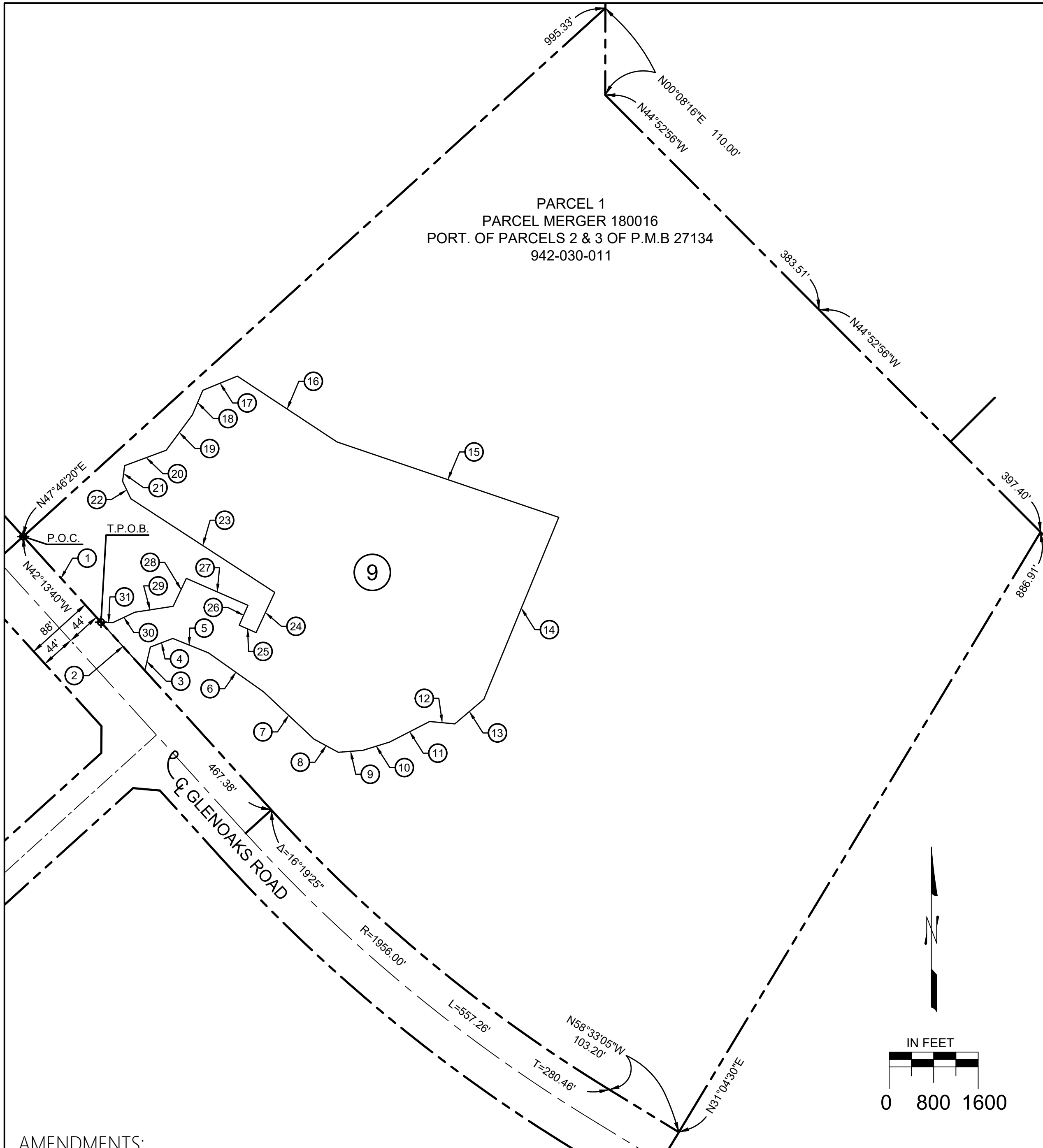
5/26/2023
Date



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.2W



Amendment 9 Line Table		
LINE #	BEARING	DISTANCE
1	S42°13'40"E	146.50'
2	S42°13'40"E	82.62'
3	N13°08'33"E	30.54'
4	N69°07'12"E	30.46'
5	S68°01'12"E	48.56'
6	S54°46'35"E	85.24'
7	S46°50'10"E	87.84'
8	S61°30'56"E	34.99'
9	N85°27'00"E	31.10'
10	N72°45'25"E	35.64'
11	N62°45'25"E	56.83'
12	S84°36'24"E	32.07'
13	N49°41'10"E	48.27'
14	N22°22'11"E	248.93'
15	N71°13'19"W	296.50'
16	N56°33'23"W	151.17'
17	S67°37'11"W	47.25'
18	S23°03'49"W	33.74'
19	S36°29'19"W	55.69'
20	S69°37'32"W	56.14'
21	S07°34'39"W	19.93'
22	S25°19'21"E	24.49'
23	S56°56'55"E	217.26'
24	S24°51'32"W	56.19'
25	N66°10'51"W	23.32'
26	N23°49'09"E	27.48'
27	N66°20'49"W	85.13'
28	S25°16'11"W	39.07'
29	S81°12'29"W	49.12'
30	S64°42'10"W	30.61'
31	N88°25'44"W	15.18'

AMENDMENTS:

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| NO. 3, (DIMINSHMENT), WITHDRAWN, | MAP NO. 489 |
| NO. 4, (DIMINSHMENT), WITHDRAWN, | MAP NO. 531 |
| NO. 5, (DIMINSHMENT), WITHDRAWN, | MAP NO. 549 |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| NO. 8, (DIMINSHMENT), WITHDRAWN, | MAP NO.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

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

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: 094-021

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, AS
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 *Charra* (Seal)

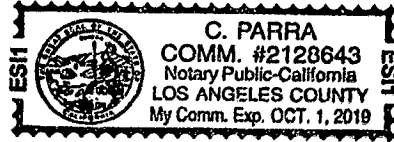


Exhibit "A"

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.