

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 # 2006-0121740

02/17/2006 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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THIS SPACE IS FOR RECORDERS USE ONLY

Filed 11-28-05
OK'D 2-2-06

AGN00119

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 January 1, 1974 and recorded on February 28, 1974 as instrument No. 23734 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. 1, Amendment 2 Map No. 282. Dated February 19, 1974 described as follows: That certain real property constituting a vineyard commonly known as the 44.64± acres located on De Portola at Monte De Oro, being more particularly described in Exhibit A which is attached hereto and by this reference incorporated herein.

(See attached Legal)

Assessor's Parcel Number(s) of Land affected: 941-180-032

ORIGINAL OWNER(s)

William Simonoff

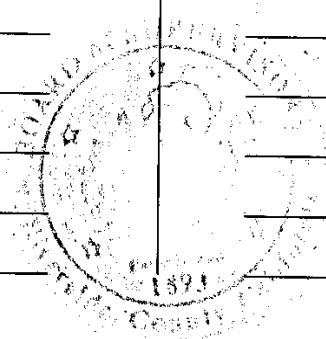
Virginia Simonoff

CURRENT OWNER(s)

Christopher Gary Simonoff

ATTEST:
NANCY BOMERO, Clerk

By [Signature]
DEPUTY





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RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISOR

2006 FEB -6 AM 10: 06

(All original and current owners must be listed)

CURRENT OWNER(S) SIGNATURE

OWNER: [Signature]
OWNER: Christopher Gary Simonoff
OWNER: _____
OWNER: _____

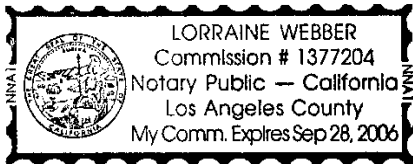
MAILING ADDRESS: _____
490 West Marville Street
Rancho Dominguez, CA 90220

STATE OF CALIFORNIA, COUNTY OF Los Angeles

On August 11, 2005, before me personally appeared
Christopher Gary Simonoff

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 he executed the same in authorized capacity(ies), and that Christopher Gary Simonoff by his 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.
[Signature]
Notary Public



Acknowledgment of Receipt
Nancy Romero, Clerk of the Board

By [Signature] Date: 2-17-06
Deputy



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EXHIBIT A
RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 1
MAP NO. 282
(NOTICE OF NON-RENEWAL)

THE FOLLOWING DESCRIBED REAL PROPERTY:

PARCEL A:

EASEMENTS FOR ROADWAY AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS, IN AND OVER 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, DESCRIBED AS FOLLOWS:

(I) A 110.00 FOOT STRIP OF LAND OVER THAT PORTION OF THE SAID RANCHO PAUBA, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS: †

BEGINNING AT THE EASTERLY TERMINUS OF THE CENTER LINE OF GLENOAKS ROAD, AS SHOWN ON THE MAP FILED IN BOOK 50, PAGES 68 TO 75, INCLUSIVE, OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTH 45° 33', 43" WEST, 201.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 2000.00 FEET; THENCE SOUTHWESTERLY ALONG SAID LAST MENTIONED CURVE 1168.60 FEET THROUGH A CENTRAL ANGLE OF 33° 28' 41" TO POINT "E", A RADIAL OF SAID LAST MENTIONED CURVE TO SAID POINT "E" BEARS NORTH 77° 54' 58" WEST; THENCE CONTINUING SOUTHWESTERLY ALONG SAID LAST MENTIONED CURVE 74.97 FEET THROUGH A CENTRAL ANGLE OF 02° 08' 51"; THENCE TANGENT TO SAID CURVE SOUTH 09° 56' 11" WEST, 701.60 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1200.00 FEET; THENCE SOUTHWESTERLY ALONG SAID LAST MENTIONED CURVE 1117.91 FEET THROUGH A CENTRAL ANGLE OF 53° 22' 34"; THENCE TANGENT TO SAID LAST MENTIONED CURVE SOUTH 63° 18' 45" WEST, 1450.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 2000.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 749.85 FEET THROUGH A CENTRAL ANGLE OF 21° 28' 54" TO POINT "G"; THENCE CONTINUING SOUTHWESTERLY ALONG SAID CURVE 146.25 FEET THROUGH A CENTRAL ANGLE OF 04° 11' 23"; THENCE TANGENT TO SAID CURVE SOUTH 37° 38' 28" WEST, 902.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 5000.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 935.23 FEET THROUGH A CENTRAL ANGLE OF 10° 43' 01"; THENCE TANGENT TO SAID CURVE SOUTH 48° 21' 29" WEST, 840.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 2800.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 857.74 FEET THROUGH A CENTRAL ANGLE OF 17° 33' 06" TO POINT "H", A RADIAL LINE TO SAID POINT "H" BEARS NORTH 59° 11' 37" WEST; THENCE CONTINUING SOUTHWESTERLY ALONG SAID CURVE 1013.62 FEET THROUGH A CENTRAL ANGLE OF 20° 44' 29";

EXCEPT THE PORTION INCLUDED IN PARCEL B HEREINAFTER DESCRIBED.

(II) AN 88.00 FOOT STRIP OF LAND OVER THAT PORTION OF THE SAID RANCHO PAUBA, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT POINT "H" AS DESCRIBED IN PARCEL A (I) ABOVE; THENCE NORTH 59° 11' 37" WEST, 439.68 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1200.00 FEET; THENCE WESTERLY ALONG SAID CURVE 784.64 FEET THROUGH A CENTRAL ANGLE OF 37° 27' 50";

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 STATE 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 "H" AS DESCRIBED IN PARCEL A (I) ABOVE; THENCE NORTH 59° 11' 37" WEST, 439.68 FEET; THENCE NORTH 06° 47' 53" EAST, 773.65 FEET;

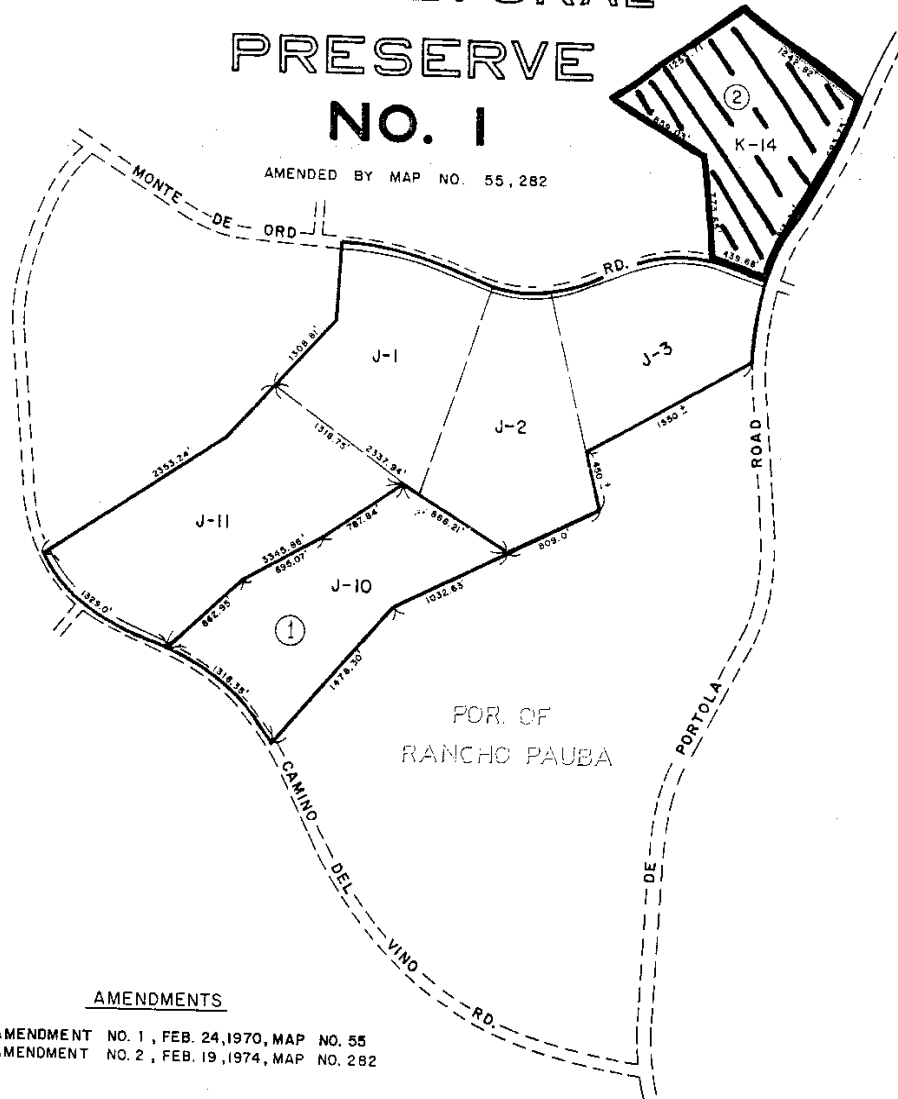
THENCE NORTH 47° 46' 24" WEST, 859.03 FEET TO THE MOST SOUTHERLY CORNER OF PARCEL 6-A, AS DESCRIBED IN THE DEED RECORDED MARCH 16, 1966 AS INSTRUMENT NO. 27616, IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 6-A, NORTH 67° 36' 42" EAST, 1253.71 FEET; THENCE SOUTH 41° 38' 31" EAST, 1242.82 FEET TO THE CENTER LINE OF SAID PARCEL A(I); THENCE ALONG SAID CENTER LINE SOUTH 48° 21' 29" WEST, 693.75 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 2800.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 857.74 FEET TO THE POINT OF BEGINNING.



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RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 1

AMENDED BY MAP NO. 55, 282



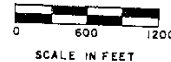
POR. OF
RANCHO PAUBA

AMENDMENTS

AMENDMENT NO. 1, FEB. 24, 1970, MAP NO. 55
AMENDMENT NO. 2, FEB. 19, 1974, MAP NO. 282

APN 941-180-032

ADOPTED ON FEBRUARY 10, 1969
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA



SCALE IN FEET

MAP NO. 13

RIVERSIDE COUNTY PLANNING COMMISSION

