

ALTERNATIVE METHODOLOGY AND RATIONAL
for
WATER AND SEWER STANDBY CHARGES
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

April 2, 1991

NBS/Lowry Project No. A64-186.019

Prepared By:
NBS/Lowry, Incorporated
Engineers & Planners
San Diego, California

TABLE OF CONTENTS

<u>Chapter</u>	<u>Page</u>
1 INTRODUCTION	1
2 CURRENT LAW GOVERNING THE LEVY OF STANDBY CHARGES	2
3 AREAS OF BENEFIT	4
4 BENEFIT FACTORS	5
5 FORMULA FOR EXPENSES VERSUS REVENUES	6
6 ALTERNATIVE LAND USE METHODOLOGY	9
7 CONCLUSIONS	15
8 WATER STANDBY CHARGE RECOMMENDATIONS	17
9 SEWER STANDBY CHARGE RECOMMENDATIONS	18
 <u>Appendices</u>	
A REFERENCES	21
B LAND USE CODES FROM RIVERSIDE COUNTY	22
C SELECT LISTING OF UNUSUAL PARCELS SHOWN BY RIVERSIDE COUNTY (FOR LAND USE ALTERNATIVE III)	26

CHAPTER 1
INTRODUCTION

On February 13, 1991, the Board of Directors of the Elsinore Valley Municipal Water District (EVMWD) accepted the proposal of NBS/Lowry, Incorporated dated January 7, 1991 to prepare a report on water and sewer standby charges. The purpose of this report is to provide alternative methodology and rational for the levy of water and sewer standby charges.

CHAPTER 2

UNDERSTANDING OF THE CURRENT LAW GOVERNING THE LEVY OF STANDBY CHARGES

In the past, the Elsinore Valley Municipal Water District has used the provisions of the California Water Code, Sections 71630, and following to assess Standby Charges. Section 71631.5 allows the District to impose a charge of not to exceed \$30.00 per acre per year, or \$30.00 per year for a parcel less than an acre. However, if the charge exceeds \$10.00 per acre per year, or \$10.00 per year for a parcel less than one acre, than the proceeds in excess of \$10.00 shall only be used for the purposes of the Improvement District in which it is located. Section 71632 requires the District to notice the time and place of the hearing on this charge pursuant to Section 6066 of the Government Code and to mail a notice to each person assessed a charge.

There is an alternative procedure, which was used by the District in Fiscal Year 1989/90, that is set forth in Sections 71638, and following, of the Water Code. This alternative can be used if the District has followed the procedures set forth in Sections 71630, and following, for the preceding three (3) consecutive years. Section 71638.3 requires notice to be mailed only to the owners of assessed property which have changed ownership since the last standby assessment and to all persons affected by a proposed increase in the standby assessment above the amount set for the preceding year.

Another alternative available to the District, which does not limit the amount of the charge, is the Uniform Standby Charge Procedures Act which was added to the California Government Code in Sections 54984, and following, effective January 1, 1989. This Act permits the continuation of charges in successive years at the same rate and in the same manner, but dispensing with the requirement for mailed notice. This Act continues the Water and Sewer Standby Availability Charge in

successive years at the same rate and in the same manner as in previous years. However, this Act has some risks associated with it. For example, Section 54984.6 (b) states that if protests are received that represent 40 percent (40%) of the parcels subject to the charges, no further proceedings may be held until one (1) year has passed. In addition, Section 54984.6 (c) states that if protests represent 15 percent (15%) or more of the parcels subject to the charge, the charges do not go into effect until they are approved by a majority of the vote in an election within the affected territory. These two sections represent a significant risk to the District and should be considered before using this section of the law.

However, the District is not required to follow Sections 54984, and following, in order to change the method of assessing standby charges from that previously used. Instead, Section 71633 of the Water Code, which the District is currently following, allows the District to establish schedules which vary the charges according to land uses, water uses and degree of water availability. By doing so, the District may have a minor inconvenience of being required to send mailed notice to all people who are being assessed. But, after three (3) years of using this new schedule, the District may revert to Section 71638, and following, which allows sending written notice only to those properties which have changed ownership or whose assessment has increased.

In summary, the District has a great deal of flexibility under the current law that it is following in order to make changes and establish a charge based on benefit.

CHAPTER 3

AREAS OF BENEFIT

Water

EVMWD's existing and proposed water system consists of an integrated system of imported water supply and local wells which is distributed through several pump stations into reservoirs serving several pressure zones. This comprehensive water system can be considered as an integral unit without attempting to further subdivide it into pressure zones or service areas.

Sewer

The District presently has four active sewer divisions accounted for separately as enterprise funds. These divisions are as follows:

- Regional wastewater
- Canyon lake wastewater
- Horsethief wastewater
- Southern wastewater

A fifth wastewater division called Alberhill is in the planning stages. The locations of these five divisions are shown on Figure 10 of EVMWD Wastewater Master Plan prepared in 1988.

Distance From Facilities

The District is currently in the process of preparing atlas maps showing the location of existing facilities. The existing atlas maps may not be entirely accurate and therefore any distance criteria established should be within a zone of a certain distance from the facilities, such as 1/2 mile, but within the one water service area or five sewer drainage areas mentioned above.

CHAPTER 4
BENEFIT FACTORS

General

Benefit factors for each land use will be obtained from EVMWD's design and construction standards for water and sanitary sewer facilities last revised in February, 1990.

Water

Average daily water demands for various land uses are as follows:

<u>Land Use</u>	<u>Average Daily Demand</u>		<u>Benefit Factor</u>
	<u>(Gallons per Unit)</u>	<u>(Gallons per Acre)</u>	
Single family or duplex	500	2,500	2.5
Multifamily low rise	400	4,000	4.0
Multifamily high rise	300		8.0
Commercial use		3,000	3.0
Commercial/Industrial Mix		1,300 ⁽¹⁾	1.3
Commercial/Residential Mix		1,560 ⁽¹⁾	1.56
Hotels	350		
Schools/Parks		4,000	4.0

(1) Based on 13,000 square feet of building area per acre of parcel size.

Sewer

Average daily sewer demands for various land uses are one-half the water demands and are as follows:

<u>Land Use</u>	<u>Average Daily Demand</u>		<u>Benefit Factor</u>
	<u>(Gallons per Unit)</u>	<u>(Gallons per Acre)</u>	
Single family or duplex	250	1,250	1.25
Multifamily low rise	200	2,000	2.0
Multifamily high rise	150		4.0
Commercial use		1,500	1.5
Commercial/Industrial Mix		650 ⁽¹⁾	0.65
Commercial/Residential Mix		780 ⁽¹⁾	0.78
Hotels	175		
Schools/Parks		2,000	2.0

(1) Based on 13,000 square feet of building area per acre of parcel size.

CHAPTER 5

FORMULA FOR EXPENSES VERSUS REVENUES

General

EVMWD's general policy is to assess those charges that are equitable and based on the proportionate share that a user places on the various system components. The charges that are assessed to a user should reflect the benefits that the user receives. For example, the following table is an attempt to classify the major headings of expenses and the major headings of revenues that would pay for each expense:

<u>Expenses</u>	<u>Revenues</u>
General Fund/ Administration	A1% of General Purpose property taxes. B1% of annexation fees. C1% of interest income.
Capital Costs	A2% of General Purpose property taxes. B2% of annexation fees. Developer builds and donates to District (contributions in aid of construction). Debt Financing (Assessment Districts, Community Facilities Districts, General Obligation Bonds and Certificates of Participation). Debt service property taxes. C2% of interest income. D1% of redevelopment tax increments. Connection fees. E1% of monthly charges. F1% of standby charges.
Operation Expenses	C3% of interest income. E2% of monthly charges. Other water sales (that is construction water, etc.).
Maintenance/Replacement/Depreciation	C4% of interest income. D2% of redevelopment tax increments. E3% of monthly charges. F2% of standby charges.

When a revenue source is shown in more than one category of expense, it is intended that a certain percentage of that revenue source be applied in each category. The sum of all percentages for each revenue source will be equal to one hundred percent (100%). For example, the sum of the percentages for general purpose property taxes A1 plus A2 would equal one hundred percent (100%). Likewise C1 plus C2 plus C3 plus C4 would equal one hundred percent (100%) and so forth. The actual percentages may be based on several items. For example, the percent of interest income that is attributable to each of the categories of expense may be based on the actual interest earned from the other revenues in that category. The division of annexation fees may be based on the time involved for administration of the annexation and the remaining portion of the annexation fee may be attributable to the "buy in" of the annexed area's "fair share" of the existing facilities. Redevelopment tax increments may be allocated according to the actual projects that are required (that is whether they are capital costs or maintenance/replacement costs). Monthly service charges would be distributed likewise.

Standby Charge Amount

Once the total budget for maintenance/replacement/depreciation is established, then the required revenue from Standby Charges could be determined by subtracting the amount of revenue estimated from monthly services charges, redevelopment tax increments and interest income from the total budget amount. At this point the budgeted revenue for Standby Charges can be determined.

Table 1 provides a summary of Maintenance/replacement/depreciation expenses that are provided in the Elsinore Valley Municipal Water District Fiscal Year 1990-91 Budget. Also, shown on the last row of Table 1 is the amount of Standby Charges collected in Fiscal Year 1990-91 by Elsinore Valley Municipal Water District.

TABLE 1
 ELSINORE VALLEY MUNICIPAL WATER DISTRICT
 MAINTENANCE/REPLACEMENT/DEPRECIATION EXPENSE

FY 1990-91 BUDGET	TOTAL	WATER	REGIONAL WASTEWATER	CANYON LAKE WASTEWATER	SOUTHERN WASTE WATER	HORSETHIEF WASTE WATER
	-----	-----	-----	-----	-----	-----
O & M For Repairs and Maintenance.						

(See District Breakout)	\$681,445	\$474,045	\$77,758	\$68,050	\$5,585	\$56,007
Pg 3-3	\$237,700		\$184,400		\$43,000	\$10,300
Major Capital Expenditures.						

Pg 5-1	\$707,654	\$510,710	\$11,620	\$21,420		
		\$95,000	\$68,904			
Capital Outlay.						

Pg 9-3	\$100,000	\$100,000				
Pg 10-1	\$88,920	\$88,920				
Pg 10-1	\$279,300	\$2,700				
		\$180,000	\$60,000	\$15,000	\$15,000	\$6,600
Pg 10-1	\$39,188	\$20,246	\$6,292	\$8,949	\$707	
		\$1,994				
		\$600	\$100	\$100	\$100	\$100
TOTALS	\$2,134,207	\$1,474,215	\$409,074	\$113,519	\$64,392	\$73,007

STANDBY CHARGES	\$218,772	\$173,435	\$0	\$45,337	\$0	\$0

CHAPTER 6

ALTERNATIVE LAND USE METHODOLOGY

Three alternatives for the levy of water and sewer standby charges are included herewith. These alternatives are as follows:

- I. Based on the ultimate land use shown on the Water and Wastewater Master Plan prepared in 1988.
- II. Based on the most recent land use plans approved by the City of Lake Elsinore on 12/11/90 and the County of Riverside on 11/30/89 (known as the Southwest Area Community Plan).
- III. Based on the land use provided in the most recent list of parcels obtained from Riverside County Auditors Office.

The detailed land use provided in these three alternatives is shown below:

ALTERNATIVE I

<u>Land Use</u>	<u>Ultimate Area In Water Master Plan (acres)⁽¹⁾</u>	<u>Ultimate Area In Wastewater Master Plan (acres)⁽²⁾</u>
Residential		
Urban Density (slopes <15%)	14,000 acres	26,146
Low Density (slopes 15-25%)	15,000 acres	15,265
Mountains (slopes >25%)		9,933
Commercial	2,000 acres	
Industrial	<u>1,000 acres</u>	511 ⁽³⁾
	<u>32,000 acres</u>	<u>51,721⁽⁴⁾</u>

Notes:

- (1) From Page A-3 of the Water Master Plan Report dated 1988.
- (2) From Page B-11 of the Wastewater Master Plan Report dated 1988.
- (3) Commercial and Industrial were combined in the Wastewater Master Plan Report.
- (4) Page B-11 provides a total acreage of 51,721, however by addition this number would amount to 51,855.

In order to utilize this alternative to assess standby charges, it will be necessary to assign land use shown on the Master Plan to each assessor's parcel number. This would be a very time consuming task, and would have to be repeated each year as land use changes and as new assessor's parcel numbers are created.

ALTERNATIVE II

The land use designations shown on the City of Lake Elsinore and County of Riverside Southwest Area Community Plan are as follows:

<u>Land Use Designation</u>	<u>City of Lake Elsinore</u>	<u>Co. of Riv. S.W. Area Comm Plan</u>
Residential	High Density (24 DU/ac Max) Medium High Density (18 DU/ac Max) Medium Density (12 DU/ac Max) Low Med Density (6 DU/ac Max) Low Density (3 DU/ac Max)	8-20 DU/ac 2-8 DU/ac 2-4 DU/ac 1/2 Ac Min 1 Ac Min 2 1/2 Ac Min 5 Ac Min 10 Ac Mtn
	Very Low Density (0.5 DU/ac Max)	
	Mountainous (1 DU/10ac Max)	
	Mixed Use	
	SP-Specific Plan	SP-Specific Plan
Commercial	Neighborhood Comm General Comm Tourist Comm	Commercial
	Comm-Office	Office-Comm
Industrial	Limited Industrial	General Light Ind. Restricted Light Ind.

The land use as shown by the City of Lake Elsinore and the County of Riverside are more detailed than the land use shown in Alternative I. However, like Alternative I, it will be necessary to assign land use from one or both of these plans to each assessor's parcel number. An additional complication occurs when the same parcel may have a different land use designation on one plan than on the other plan due to an overlap of the two plans. Each year this process would have to be repeated with the new assessor's parcel numbers that are created and as the plans are revised.

ALTERNATIVE III

A listing of the land use and areas shown by the County of Riverside are shown on Table 2. This alternative has the advantage that assessor's parcel numbers have already been assigned a land use code. The parcels are further identified as either improved or unimproved based on a dollar valuation of improvements for the parcel. The County of Riverside does not show the area for every parcel. In most cases, a fractional acre parcel that is included in a subdivision does not have the acreage shown. Table 2 provides the total acreage that is included in the County of Riverside's records and the number of parcels that have area shown. Less than 40% of the total parcels have area shown on the County of Riverside records. A further breakdown of the parcels with area shown is divided into improved and unimproved parcels.

TABLE NO. 2
ALTERNATIVE II - LAND USE ANALYSIS

LAND USE CODE	NUMBER OF PARCELS			TOTAL AREA		IMPROVED PARCELS		UNIMPROVED PARCELS	
	TOTAL	IMPROVED	UNIMPROVED	NO. OF PARCELS W/AREA	AREA ACRES	NO. OF PARCELS W/AREA	AREA ACRES	NO. OF PARCELS W/AREA	AREA ACRES
	309	6	305	179	2,406.74	4	.82	175	2,405.92
AA	15	15		15	308.43	15	308.43		
AC	4	3	1	4	81.70	3	20.86	1	60.84
AD	1	1		1	19.08	1	19.08		
AI	6	4	2	6	54.32	4	53.37	2	.95
AL	14	13	1	14	187.83	13	184.02	1	3.81
AQ	4	3	1	4	29.06	3	28.11	1	.95
AP	1	1		1	25.50	1	25.50		
AR	9	8	1	9	301.88	8	285.63	1	16.25
AS	6	5	1	5	102.29	4	102.25	1	.04
AV	41		41	40	1,169.84			40	1,169.84
CA	637	538	99	437	5,614.38	368	985.02	69	4,629.36
CB	144	144		68	58.52	68	58.52		
CI	1	1		1	1.79	1	1.79		
CR	22	21	1	16	27.88	15	26.35	1	1.53
CY	457	22	435	344	2,255.67	15	11.93	329	2,243.74
NO	554	552	2	390	526.76	388	525.63	2	1.13
RI	1	1		1	21.38	1	21.38		
RF	375	375		254	246.37	254	246.37		
RO	653	649	4	445	692.39	442	685.72	3	6.67
RP	7	7		7	17.83	7	17.83		

(1) See Explanation of Use Codes in Appendix B

TABLE NO. 2
ALTERNATIVE II - LAND USE ANALYSIS

LAND USE CODE	NUMBER OF PARCELS			TOTAL AREA		IMPROVED PARCELS		UNIMPROVED PARCELS	
	TOTAL	IMPROVED	UNIMPROVED	NO. OF PARCELS W/AREA	AREA ACRES	NO. OF PARCELS W/AREA	AREA ACRES	NO. OF PARCELS W/AREA	AREA ACRES
R	2	2							
R1	1	1							
R1	15,116	15,049	67	5,703	5,233.20	5,674	4,928.01	29	305.19
R2	92	89	3	54	39.64	52	39.16	2	.48
R3	12	12		4	1.04	4	1.04		
R4	1	1							
R5	2		2	2	.98			2	.98
RC	385	373	12	59	12.96	47	4.01	12	8.95
RP	2,192	2,178	14	1,423	1,818.76	1,411	1,773.87	12	44.89
RG	2	2		1	.17	1	.17		
RR	1	1		1	.20	1	.20		
Y1	1	1		1	.19	1	.19		
YM	6		6						
YP	9		9	3	12.94			3	12.94
YR	7,782	125	7,657	2,323	6,589.60	59	149.21	2,264	6,440.39
YS	256	226	30	167	849.06	143	721.34	24	127.72
YY	10,744	51	10,693	2,785	18,224.53	20	37.82	2,765	18,186.71
TOTALS	39,865	20,479	19,387	14,767	46,932.91	9,028	11,263.63	5,739	35,669.28

Page 14

(1) Explanation of Use Codes in Appendix B

CHAPTER 7
CONCLUSIONS

General

As noted in Chapter 2, the District may establish schedules which vary the Standby Charges according to land uses, water uses and degree of availability. It is recommended that the District use these three criteria for establishment of Standby Charges as follows:

Land Use

Chapter 6 identifies three alternatives for arriving at land use. It is recommended that Alternative III be utilized due to the advantage of having a land use code associated with each assessor's parcel number. This will avoid the future administrative costs of comparing land use plans with assessor's maps and determining the land use for each parcel.

Water Use

The benefit factors identified in Chapter 4 are recommended to be used as the projected demand of these vacant parcels at the time of development. The recommended benefit factor to correspond to each land use code identified by Riverside County is as follows:

<u>Land Use</u>	<u>Benefit Factor</u>
Blank	2.5
Agricultural(A)	2.5
Commercial(C)	3.0
Mobile Home(M)	2.5
Mobile Home Lot(RM)	2.5
Residential(R1, R2)	2.5
Residential(R3, R4)	4.0
Condos or PUD's(RC)	4.0
Mountainous Land(YM)	.05 ⁽¹⁾
Vacant Land(Y)	2.5

Notes:

- (1) Calculated as follows:
500 gallons divided by 10 acres = 0.05

Degree of Availability

As discussed in Chapter 3, Areas of Benefit, a zone of benefit could be established within 1/2 mile from existing facilities. It is recommended that a distance factor be established as follows:

<u>Distance From Existing Facilities</u>	<u>Distance Factor</u>
Within 1/2 mile	1.0
Beyond 1/2 mile	0.25

Calculation of Standby Charges

The above three criteria establish the rational for the calculation of Standby Charges. The calculation of the Standby Charge would then be arrived at as follows:

$$\text{Area of parcel} \times \text{benefit factor} \times \text{distance factor} = \text{benefit units}$$

If the area of the parcel is less than one acre, it will be rounded up to 1.0 for this purpose. The total dollars associated with Standby Charges, as discussed in Chapter 5, would be divided by the total number of benefit units for all parcels to arrive at the cost per parcel.

CHAPTER 8
WATER STANDBY CHARGE RECOMMENDATIONS

It is recommended that the Water Standby Charge apply to only unimproved parcels which is the same policy that the District has followed in the past. This policy is based on the premise that most improved parcels currently have a water service and are therefore paying service charges. An exception could be made for those improved parcels where the District is aware that the parcel is being served by a private well.

The total amount of Water Standby Charges would be determined by the formula discussed in Chapter 5. This amount would then be divided by the total number of benefit units for all parcels to arrive at the charge per parcel. However, the charge should not exceed \$10.00 per acre per year, or \$10.00 per year for a parcel less than one acre until improvement districts are formed. After improvement districts are formed, the charge may not exceed \$30.00 per acre per year or \$30.00 per year for a parcel less than an acre unless the District follows the Uniform Standby Charge Procedures Act as discussed in Chapter 2.

CHAPTER 9
SEWER STANDBY CHARGE RECOMMENDATIONS

General

It is recommended that Sewer Standby Charges be utilized in three of the five sewer divisions within the District. The two districts in which sewer standby charges would not be applied would be the Alberhill District, which is still in the planning stages, and the Horsethief division which is currently funded by a letter of credit from the developer.

Sewer standby charges to be applied in the remaining three districts are recommended as described in the following paragraphs:

Regional Division

The Regional Waste Water Treatment Plant was initially constructed by means of a state and EPA grant and then further expanded in 1985-86. The grant conditions allow standby charges in order to recover Debt Service as long as additional capacity is available in the plant to service the parcels that are assessed standby charges. Standby charges could also be used for maintenance/repair/replacement expenses. The plant will have a capacity of approximately 4 Million Gallons per Day (MGD) after current improvements are completed. The existing flow is approximately 2.5 MGD. An additional 0.1 MGD is reserved for future development which has paid the appropriate fees. Therefore, an additional 1.4 MGD is available for future hookups. As shown in Chapter 4, the average daily demand of a single-family unit is 250 gallons per unit. Therefore, there is capacity for an additional approximately 5,600 units to be served by the Regional Waste Water Treatment Plant.

It is recommended that the Sewer Standby Charge for the Regional Division be applied only to unimproved parcels according to the benefit factors identified in Chapter 4 and within a zone of benefit of 1/2 mile from existing facilities.

These charges would be limited to \$10.00 per acre per year or \$10.00 per year for a parcel less than one acre until an improvement district is formed for this area.

Southern Division

The Southern Division is currently served by the Rancho California Water District's Santa Rosa Waste Water Treatment Plant. Currently only the California Oaks Development, within the Southern Division, has sewer service available. The treatment plant has capacity for all of the remaining vacant lots within the California Oaks Development. As building permits are obtained within the California Oaks Development, connection fees are paid for their fair share of the capacity costs. Until building permits are obtained, standby charges can be used to insure that revenues are adequate to cover capital costs and maintenance/repair/replacement costs.

It is recommended that Sewer Standby Charges within the Southern Division apply to only unimproved parcels within the California Oaks Development. These charges would be limited to \$10.00 per acre per year or \$10.00 per year for a parcel less than one acre until an improvement district is formed for this area.

Canyon Lake Division

The Canyon Lake Division is presently served by the Railroad Canyon Waste Water Reclamation Plant located southwest of the Railroad Canyon Reservoir on the north side of Railroad Canyon Road. The plant has a design capacity of 0.75 MGD. According to the District's Waste Water Master Plan, it is proposed that this plant continue to serve its present service area, identified as Improvement District U-2. Also according to the Wastewater Master Plan other developments located in the Railroad Canyon Tributary Area would be best served by an interceptor sewer which would connect to the Regional Waste Water Treatment Plant.

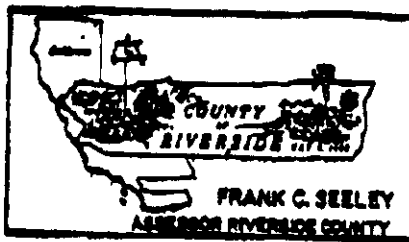
It is recommended that the Sewer Standby Charge apply to all parcels within Improvement District U-2, which is the same policy that the District has followed in the past. This policy is based on the premise that all parcels are sharing in the Capital cost for the original sewerage facilities. It is recommended that the charge continue at \$10.00 per acre per year or \$10.00 per year for a parcel less than one acre.

APPENDIX A
REFERENCES

1. Design and Construction Standards for Water and Sanitary Sewer Facilities, prepared by Elsinore Valley Municipal Water District last revised on February, 1990.
2. Water Master Plan and Wastewater Master Plan, prepared by Black & Veatch dated October 26, 1988.
3. Draft Report for the Southern Section Review (Wastewater Collection, Treatment and Disposal Options for the District's Southern Section), prepared by James M. Montgomery dated August, 1990.
4. Elsinore Valley Municipal Water District Budget prepared by the District for Fiscal Year 1990/91.
5. Land Use Plan of the Lake Elsinore General Plan for the City of Lake Elsinore as approved by the City Council on December 11, 1990.
6. Southwest Area Community Plan, adopted by the Board of Supervisors of Riverside County as SGPA52, Exhibit "A", Resolution 89-536 and corrected on November 30, 1989.

APPENDIX B

**LAND USE CODES FROM
RIVERSIDE COUNTY
(FOR ALTERNATIVE III)**



OPERATIONS MANUAL

NO. 218

PAGE 1 of 3

DATE 11-15-83

Subject: USE CODE

The Use Code is used to indicate the current USE of a parcel and does not necessarily reflect the present zoning. Additionally, the code will differentiate the appraisal responsibility among the three divisions of the Real Property Group (Residential, Commercial, Agricultural).

The first position will signify the division of appraisal responsibility. The second position shall identify the specific use.

Commercial Division (Primary Code C)

CA (Apartment Buildings previously RS)

Use for any parcel having four (4) or more living units on one parcel, all under a single ownership. This category would not cover condominiums or planned developments.

CL (Commercial Buildings on Leased Land)

CR (Single Family Residential on Commercially Zoned Property)

Use for any parcel which is the appraisal responsibility of the Commercial/Industrial Division, located within a designated commercial strip, having three (3) living units or less, such as a single family residence, double, duplex or triplex. A living unit would be defined as having one kitchen.

CY (Vacant Commercial Properties)

Use for any parcel where no improvement value will appear on the roll and which is not being put to use such as agricultural, ranching, etc., and which is within a designated commercial strip. All parcels so designated will be the appraisal responsibility of the Commercial/Industrial Division.

C1 (All Other Commercial Properties Not Covered Above)

Residential Division (Primary Code R, M, T, and Y)

R1 (Single Family Residential)

A living unit would be defined as having one kitchen.

- R2 (Residential - 2 or 3 units)
Use for any parcel having two or three living units, (double, duplex or triplex). A living unit would be defined as having one kitchen. Do not use this code for any parcel which is in a designated commercial strip.
- RC (Condos or PUD's each unit private entry)
- RD (Condos or PUD's common entries and halls - apartment style)
- RM Use for any individually owned mobilehome lot improved with mobilehome hook-up, mobilehome additions, fencing, etc., on which the mobilehome is not assessed by the Assessor.
- MF Use for any individually owned parcel, including a mobilehome subdivision lot, improved with mobilehome hook-up, mobilehome additions, fencing, etc., on which the mobilehome is assessed by the Assessor because it is on a legal foundation system. Legal foundation systems did not become effective in Riverside County until January 1, 1980.
- MO Use for any individually owned parcel, including a mobilehome subdivision lot, improved with mobilehome hook-up, mobilehome additions, fencing, etc., on which the mobilehome is assessed by the Assessor.
- MP Use for a mobilehome located on rented or leased land and assessed by the County Assessor. (Rental Park, Possessory Interest, mobilehome located on land not owned by owner of mobilehome.
- RX (Exceptional Residential, High Probability of No Comparables, i.e., Annenberg Estate, Bob Hope's Home, etc.)
- TE (Timeshare Estate) This use code identifies the separate assessments of timeshare estates in a timeshare project pursuant to §2188.8 of the Revenue and Taxation Code. This use code is preassigned to timeshare estate separate assessments and should not be altered. It does not apply to the parcel assessment(s) to which the separate assessments relate.
- TU (Timeshare Use) This use code identifies the separate assessments of timeshare uses in a timeshare project pursuant to §2188.9 of the Revenue and Taxation Code. This use code is preassigned to timeshare use separate assessments and should not be altered. It does not

apply to the parcel assessment(s) to which the separate assessments relate.

- YD (Vacant Desert Land)
- YM (Vacant Mountainous Land)
- YP (Vacant Land Most Probable Use Residential)
- YR (Vacant Residential)
- YS (Land with Misc. Structures Only, previously SY)

Use for any parcel where an improvement value will show on the Roll but where the improvements do not include a residence. Examples of such improvements would include barns, garages, fencing, paving, pumps, etc. Do not use this use code for any parcel for which the Commercial/Industrial or Agricultural Division is responsible.

- YY (All Other Vacant Land Not Covered by One of the Above Codes)

Agricultural Division (Primary Codes A and P)

The primary code A shall be used for agricultural parcels not under an agricultural preserve contract; and primary code P for agricultural parcels which are under an agricultural preserve contract.

The secondary codes are as follows:

- | | |
|-------------------------------|---|
| A - Avocado Grove | P - Poultry Raach |
| C - Citrus Grove | R - Residential |
| D - Dairy | S - Vacant w/misc. structures |
| I - Irrigated Farmland | V - Vineyard |
| L - Livestock | X - Notice of Non-Renewal of
Agricultural Preserve Con-
tract |
| N - Non-Irrigated
Farmland | Y - Vacant Property Assigned
to Ag. Division |
| O - Other Permanent
Crop | |
| Z - Dates | |

APPENDIX C

SELECT LISTING OF UNUSUAL PARCELS
SHOWN BY RIVERSIDE COUNTY
(FOR LAND USE ALTERNATIVE III)

Appendix C is a listing of the unusual parcels shown on the county tape. For example, all blank coded parcels are shown. In addition, all improved agricultural parcels are shown. Parcels coded CY are by definition vacant, however 22 parcels are shown with improvements, and are included in Appendix C. Also, vacant parcels coded Y1, YR and YY which show improvements are provided along with parcels coded YS (land with miscellaneous structures only) which show no improvements. All of these unusual parcels are included for the readers review. It is apparent that many of the codes simply have not been updated to reflect actual conditions. The County of Riverside continues to update these parcels.

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PARCEL ANALYSIS LISTING

LAND USE CCOE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
	345-190-002	11.96	SOUTHERN CALIFORNIA EDISON P O BOX 800 ROSEMEAD, CA	91770	
	346-250-001	6.00	SOUTHERN CALIFORNIA EDISON P O BOX 800 ROSEMEAD, CA	91770	
	347-030-094	.91	LYNCH 30872 LA BUSI LAGUNA NIGUEL, CA	92677	ROBERT
	347-030-095	.16	LASH 28045 LINDELL RD LAKE ELSINORE, CA	92330	WILLARD
	347-050-041	1.34	SHEDDEN P O BOX 628 LAKE ELSINORE, CA	92231	THOMAS
	347-350-017	1.18	BEARDEN 27250 LINDELL RD LAKE ELSINORE, CA	92330	HERBERT
	347-350-018	.16	BEARDEN 27250 LINDELL RD LAKE ELSINORE, CA	92330	HERBERT
	347-350-019	.27	LY 4806 W 1ST ST SANTA ANA, CA	92703	MING
	347-350-020	5.15	LY 4806 W 1ST ST SANTA ANA, CA	92703	MING

3/19/91

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
PARCEL ANALYSIS LISTING

PAGE 2

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
	349-040-035	2.00	EVMWD 33751 MISSION TR LAKE ELSINORE, CA		92330
	349-060-004	.08	SOUTHERN CALIFORNIA EDISON P O BOX 800 ROSEMEAD, CA		91770
	349-240-005	25.00	USA 349 UNKNOWN		00000
	353-161-021	1.51	S C C DEVELOPMENT CO 2800 NIELSEN WAY #211 SANTA MONICA, CA		90405
	354-030-029	3.95	ELSINORE VALLEY MUNICIPAL		
	354-200-004	.28	SOUTHERN CALIFORNIA EDISON P O BOX 800 ROSEMEAD, CA		91770
	362-301-017	32.32	FARM PROPERTY OWNERS ASSN 33430 FARM RD LAKE ELSINORE, CA	740	92330
	363-020-011	4.05	CITY OF ELSINORE		
	363-090-005	40.00	CITY OF ELSINORE		

3/19/91

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PAGE 3

PARCEL ANALYSIS LISTING

LAND USE CCDE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
	363-130-013	.00	AT & SF RR 121 E 6TH ST LOS ANGELES, CA	90014	
	363-130-016	.23	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA	90040	
	363-130-024	1.98	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA	90040	
	363-130-052	8.47	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA	90040	
	363-130-053	3.13	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA	90040	
	363-140-021	.00	AT & SF RR 121 E 6TH ST LOS ANGELES, CA	90014	
	363-140-022	.00	AT & SF RR 121 E 6TH ST LOS ANGELES, CA	90014	
	363-140-061	.00	STATE OF CALIFORNIA P O BOX 231 SAN BERNARDINO, CA	92403	
	363-171-022	.91	RAILROAD CANYON INV 87 LTD P O BOX 939 LAKE ELSINORE, CA	92330	

3/19/91

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PAGE 4

PARCEL ANALYSIS LISTING

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
	363-171-023	.78	RAILROAD CANYON INV 87 LTD P O BOX 939 LAKE ELSINORE, CA	92330	
	363-171-024	.52	RAILROAD CANYON INV 87 LTD P O BOX 939 LAKE ELSINORE, CA	92330	
	363-172-001	.46	AT & SF RR 121 E 6TH ST LOS ANGELES, CA	90014	
	363-172-002	.91	AT & SF RR 121 E 6TH ST LOS ANGELES, CA	90014	
	363-180-001	40.00	USA 363 UNKNOWN	00000	
	363-365-025	.64	HOMESTEAD LAND DEV CORP 23470 OLIVEWOOD PLAZA 200 MORENO VALLEY, CA	92388	
	363-384-027	.00	HOMESTEAD LAND DEV CORP 23470 OLIVEWOOD PLZ 240 MORENO VALLEY, CA	92388	
	363-392-007	.30	HOMESTEAD LAND DEV CORP 23470 OLIVEWOOD PLZ 240 MORENO VALLEY, CA	92388	
	363-433-013	8.74	DAVIDSON COSCAN PARTNERS 23470 OLIVEWOOD PLZ 240 MORENO VALLEY, CA	92388	

3/19/91

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PAGE 5

PARCEL ANALYSIS LISTING

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
	363-441-001	3.75	DAVIDSON COSCAN PARTNERS 23470 OLIVEWOOD PLZ 240 MORENO VALLEY, CA	92388	
	365-030-039	.23	EVMWD		
	366-280-025	2.16	STATE OF CALIF P O BOX 231 SAN BERNARDINO, CA	92403	
	366-300-075	85.35	COUNTY OF RIVERSIDE 3133 7TH ST RIVERSIDE CALIFORNIA	92501	
	366-300-076	3.31	COUNTY OF RIVERSIDE 3133 7TH ST RIVERSIDE CALIFORNIA	92501	
	366-390-031	1.12	CHEVRON USA INC P O BOX 7611 SAN FRANCISCO, CA	94120	
	369-0E1-001	4.98	SCHOOL		
	369-0E1-002	4.98	ELSINORE UNION SCHOOL DIST		
	369-460-024	.04	EVMWD P O BOX 3000 LAKE ELSINORE, CA	92330	

3/19/91

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PAGE 6

PARCEL ANALYSIS LISTING

LAND USE CCDE	PARCEL NUMPER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
	369-470-005	1.35	STATE OF CALIF		
	370-060-004	.52	ELSINORE VALLEY MUNICIPAL		
	370-060-007	.08	EVMWD		
	370-060-009	.37	EVMWD		
	370-060-010	.80	EVMWD		
	370-060-020	.55	EVMWD		
	371-221-051	.17	WAHL GUNTER 15431 LONGWORTH AVE NORWALK, CA 90650	18,370	2,480
	373-043-006	.00	CITY OF ELSINORE		
	373-043-012	.00	CITY OF ELSINORE		

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PARCEL ANALYSIS LISTING

LAND USE CCDE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
	373-044-001	.00	CITY OF ELSINORE		
	373-045-001	.00	CITY OF ELSINORE		
	373-064-009	.00	CITY OF ELSINORE		
	373-071-002	.00	CITY OF ELSINORE		
	373-121-021	.00	ELSINORE VALLEY MUNICIPAL P O BOX 3000 LAKE ELSINORE, CA	92330	
	373-131-001	.00	CITY OF ELSINORE		
	373-131-009	.00	CITY OF ELSINORE (NONE) ELSINORE, CA	92330	
	373-131-010	.00	CITY OF ELSINORE (NONE) ELSINORE, CA	92330	
	373-142-005	.00	ELSINORE VALLEY MUNICIPAL P O BOX 3000 LAKE ELSINORE, CA	92330	

3/19/91

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PAGE 8

PARCEL ANALYSIS LISTING

LAND USE CCDE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
	373-142-006	.00	ELSINORE VALLEY MUNICIPAL P O BOX 3000 LAKE ELSINORE, CA	92330	
	373-144-001	2.26	CITY OF ELSINORE		
	373-144-002	2.30	CITY OF ELSINORE		
	373-151-018	.00	CITY OF ELSINORE		
	373-161-001	.61	CITY OF ELSINORE		
	373-161-012	.28	CITY OF ELSINORE		
	373-161-015	.00	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA	90040	
	373-161-016	.00	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA	90040	
	373-205-005	1.05	AT & SF RR 5200 E SHEILA ST LOS ANELES, CA	90040	

3/19/91

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PAGE 9

PARCEL ANALYSIS LISTING

LAND USE CCDE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
	373-252-004	1.74	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA	90040	
	373-300-021	.50	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA	90040	
	373-300-028	9.83	CITY OF LAKE ELSINORE 130 S MAIN ST LAKE ELSINORE, CA	92330	
	373-300-032	.36	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA	90040	
	373-310-010	5.45	SANTA ANA WATERSHED PROJEC 3404 10TH ST STE 610 RIVERSIDE, CA	92501	
	373-310-012	5.45	SANTA ANA WATERSHED PROJEC 3403 10TH ST STE 610 RIVERSIDE, CA	92501	
	374-051-001	2.07	CITY OF ELSINORE		
	374-062-012	.32	CITY OF LAKE ELSINORE 130 S MAIN ST LAKE ELSINORE, CA	92330	
	374-062-014	.55	CITY OF LAKE ELSINORE 130 S MAIN ST LAKE ELSINORE, CA	92330	

3/19/91

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
PARCEL ANALYSIS LISTING

PAGE 10

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
	374-062-019	.56	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA	90040	
	374-063-002	.60	SOUTHERN CALIFORNIA EDISON P O BOX 800 ROSEMEAD, CA	91770	
	374-063-003	1.45	SOUTHERN CALIFORNIA EDISON P O BOX 800 ROSEMEAD, CA	91770	
	374-143-005	1.14	ELSINORE UNION HIGH SCHOOL		
	374-151-001	2.89	SCHOOL P O BOX 1311 LAKE ELSINORE, CA	92330	
	374-152-001	2.89	SCHOOL		
	374-162-027	.09	CITY OF LAKE ELSINORE 130 S MAIN ST LAKE ELSINORE, CA	92330	
	374-171-024	.00	GENERAL TELEPHONE CO OF CA 100 WILSHIRE BLV SANTA MONICA, CA	90401	
	374-174-010	.00	CITY OF ELSINORE		

3/19/91

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PAGE 11

PARCEL ANALYSIS LISTING

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
	374-174-019	.74	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA	90040	
	374-181-001	4.13	ELSINORE UNION HIGH SCHOOL		
	374-192-001	10.22	ELSINORE UNION HIGH SCHOOL		
	374-211-001	.00	CITY OF ELSINORE		
	374-211-003	.00	CITY OF ELSINORE		
	374-212-001	.92	CITY OF ELSINORE		
	374-212-003	.46	CITY OF ELSINORE		
	374-252-001	2.69	CITY OF ELSINORE		
	374-252-002	1.45	COUNTY OF RIVERSIDE 3133 7TH ST RIVERSIDE CALIFORNIA	92501	

3/19/91

RIVERSIDE COUNTY
 APPENDIX A
 ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PAGE 12

PARCEL ANALYSIS LISTING

LAND USE CCDE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
	374-254-001	1.80	CITY OF ELSINORE		
	374-254-002	1.86	CITY OF ELSINORE		
	374-262-009	.23	CITY OF ELSINORE		
	374-262-016	.41	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA	90040	
	374-263-007	.74	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA	90040	
	374-272-010	.77	CITY OF ELSINORE		
	374-272-012	.00	CITY OF ELSINORE		
	374-272-013	.61	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA	90040	
	374-291-001	.38	STATE OF CALIF		

3/19/91

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PAGE 13

PARCEL ANALYSIS LISTING

LAND USE CCDE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
	374-291-002	2.49	STATE OF CALIF		
	374-292-001	12.71	STATE OF CALIF		
	374-301-001	1.27	STATE OF CALIF		
	374-301-002	.44	STATE OF CALIF		
	374-301-007	.11	CITY OF ELSINORE		
	374-302-003	8.47	STATE OF CALIF		
	374-311-020	.55	STATE OF CALIF		
	375-053-009	.23	ELSINORE WATER DIST		
	375-053-024	.00	ELSINORE WATER DIST		

3/19/91

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
PARCEL ANALYSIS LISTING

PAGE 14

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
	375-190-012	2.36	STATE OF CALIF		
	375-190-014	.77	STATE OF CALIF		
	375-224-026	.00	ELSINORE WATER DIST		
	375-224-031	.00	ELSINORE WATER DIST		
	375-262-017	.00	ELSINORE WATER DIST		
	375-291-036	.00	CITY OF ELSINORE		
	375-334-045	.00	ELSINORE WATER DIST		
	375-334-057	.00	ELSINORE WATER DIST		
	377-050-065	.13	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA		90040

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PARCEL ANALYSIS LISTING

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
	377-050-066	1.78	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA	90040	
	377-050-070	13.38	ELSINORE VALLEY CEMETERY D 18170 COLLIER LAKE ELSINORE, CA	92330	
	377-060-012	.46	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA	90040	
	377-070-028	.43	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA	90040	
	377-080-069	.42	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA	90040	
	377-080-071	.47	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA	90040	
	377-080-074	.92	FRANK H AYRES & SONS CONST 355 ERISTCL ST NC A COSTA MESA, CA	92626	
	377-080-075	.92	FRANK H AYRES & SONS CONST 355 ERISTCL ST NC A COSTA MESA, CA	92626	
	377-110-036	.21	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA	90040	

RIVERSIDE COUNTY
 APPENDIX A
 ELSINORE VALLEY MUNICIPAL WATER DISTRICT
 PARCEL ANALYSIS LISTING

LAND USE CCDE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
	377-130-020	7.37	CITY OF ELSINORE		
	377-130-021	5.26	CITY OF ELSINORE		
	377-130-022	3.86	CITY OF ELSINORE		
	377-140-009	7.37	CITY OF ELSINORE		
	377-150-007	.98	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA	90040	
	377-180-015	5.00	CITY OF ELSINORE		
	377-180-016	19.33	ELSINORE VALLEY MUNICIPAL P O BOX 3000 LAKE ELSINORE, CA	92330	
	377-180-024	.31	CITY OF LAKE ELSINORE 130 S MAIN ST LAKE ELSINORE, CA	92330	
	377-190-012	.48	AT & SR RR 5200 SHEILA ST LOS ANGELES, CA	90040	

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PARCEL ANALYSIS LISTING

LAND USE CCDE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
	377-200-012	.70	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA	90040	
	377-210-006	.07	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA	90040	
	377-220-022	.64	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA	90040	
	377-220-023	.66	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA	90040	
	377-231-029	1.03	CITY OF ELSINORE 130 S MAIN ELSINORE, CA	92330	
	377-232-004	5.13	CITY OF ELSINORE 130 S MAIN LAKE ELSINORE, CA	92330	
	377-241-021	.71	OLIVER NORTON 16897 GLENETTA WAY LAKE ELSINORE, CA	92330	
	377-273-014	.80	STATE OF CALIF HWY DIV		
	377-350-005	.11	COUNTY OF RIVERSIDE 3133 7TH ST RIVERSIDE CALIFORNIA	92501	

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
PARCEL ANALYSIS LISTING

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
	378-020-033	.00	SOUTHERN CALIFORNIA EDISON P O BOX 800 ROSEMEAD, CA	91770	
	378-020-034	.00	SOUTHERN CALIFORNIA EDISON P O BOX 800 ROSEMEAD, CA	91770	
	378-030-009	.08	EVMWD		
	378-082-018	.00	ELSINORE WATER DIST		
	378-082-019	.00	ELSINORE WATER DIST		
	378-082-020	.00	ELSINORE WATER DIST		
	378-082-021	.00	ELSINORE WATER DIST		
	378-082-022	.00	ELSINORE WATER DIST		
	378-082-023	.00	ELSINORE WATER DIST		

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PARCEL ANALYSIS LISTING

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
	378-156-081	.00	ELSINORE WATER DIST		
	378-264-022	.00	ELSINORE WATER DIST		
	378-264-028	.73	MANFREDI EVERETT 30713 RIVERSIDE DR NO 202 LAKE ELSINORE, CA 92330		
	378-264-029	.25	MANFREDI EVERETT 30713 RIVERSIDE DR NO 202 LAKE ELSINORE, CA 92330		
	378-285-008	.00	CITY OF ELSINORE		
	378-286-013	.00	CITY OF ELSINORE		
	379-050-022	1.93	RIVERSIDE COUNTY FLOOD CON		
	379-060-018	2.22	RIVERSIDE COUNTY FLOOD CON	1,100	
	379-060-026	1.09	RIVERSIDE COUNTY FLOOD CON		

APPENDIX A
 ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PARCEL ANALYSIS LISTING

LAND USE CCDE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
	379-100-015	37.83	STATE OF CALIF		
	379-120-007	13.25	STATE		
	379-120-008	20.25	STATE		
	379-201-015	.00	ELSINORE WATER DIST		
	379-201-016	.00	ELSINORE WATER DIST		
	379-202-017	.00	ELSINORE WATER DIST		
	379-202-018	.00	ELSINORE WATER DIST		
	379-212-013	.00	ELSINORE WATER DIST		
	379-370-022	15.00	ELSINORE UNION SCHOOL DIST	9,310	

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
PARCEL ANALYSIS LISTING

LAND
USE
CODE

PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
381-020-003	999.99	STATE OF CALIF		
381-020-004	516.77	STATE OF CALIF		
381-040-013	.72	RIVERSIDE COUNTY FLOOD CON P O BOX 1033 RIVERSIDE, CA	92502	
381-152-033	.00	EVRWD		
381-174-027	.00	ELSINORE WATER DIST		
381-174-053	.00	ELSINORE WATER DIST		
382-031-028	.33	RISING DORA P O BOX P LAKE ELSINORE, CA	92330	
383-062-070	.13	HANDLEY DENNIS 32931 MORRISON PL LAKE ELSINORE, CA	8,800	35,980
383-115-032	.18	PONCE ADRIANA 115 W EULALIA APT A GLENDALE, CA	4,020	3,750

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
PARCEL ANALYSIS LISTING

LAND
USE
CODE

PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
383-183-022	.34	GAGNON ROBERT 25420 BUNDY CANYON RD SUN CITY, CA 92355	6,380	16,270
387-222-041	.80	SMWD 33751 MISSION TR LAKE ELSINORE, CA 92330		
389-020-029	1.60	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA 90040		
389-020-014	6.15	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA 90040		
389-050-007	.80	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA 90040		
389-100-023	1.58	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA 90040		
389-110-007	3.00	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA 90040		
389-151-009	.10	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA 90040		
389-152-011	.80	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA 90040		

APPENDIX A
 ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PARCEL ANALYSIS LISTING

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
	389-153-006	.10	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA	90040	
	389-200-018	.26	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA	90040	
	389-200-022	4.78	LONG BEACH EQUITIES INC 2038 ARMACOST AVE WEST LOS ANGELES, CA	90025	
	389-210-031	2.63	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA	90040	
	389-220-011	1.00	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA	90040	
	389-441-001	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
	389-441-002	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
	389-441-003	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
	389-441-004	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	

3/19/91

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PAGE 24

PARCEL ANALYSIS LISTING

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
	389-441-005	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
	389-441-006	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
	389-441-007	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
	389-441-008	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
	389-441-009	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
	389-441-010	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
	389-441-011	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
	389-441-012	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
	389-441-013	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
PARCEL ANALYSIS LISTING

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
	389-441-014	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
	389-442-001	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
	389-442-002	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
	389-442-003	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
	389-442-004	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
	389-442-005	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
	389-442-006	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
	389-442-007	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
	389-442-008	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
PARCEL ANALYSIS LISTING

LAND USE CCDE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
	389-442-009	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
	389-442-010	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
	389-442-011	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
	389-442-012	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
	389-442-013	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
	389-442-014	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
	389-442-015	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
	389-442-016	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
	389-442-017	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
PARCEL ANALYSIS LISTING

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
	389-442-018	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
	389-442-019	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
	389-442-020	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
	389-442-021	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
	389-442-022	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
	389-442-023	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
	389-442-024	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
	389-442-025	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
	389-442-026	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	

3/19/91

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
PARCEL ANALYSIS LISTING

PAGE 28

LAND
USE
CCDE

PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
389-442-027	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
389-442-028	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
389-442-029	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
389-442-030	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
389-442-031	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
389-451-001	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
389-451-002	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
389-451-003	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
389-451-004	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	

3/19/91

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
PARCEL ANALYSIS LISTING

LAND
USE
CODE

PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
389-451-005	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
389-451-006	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
389-451-007	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
389-451-008	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
389-451-009	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
389-451-010	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
389-451-011	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
389-451-012	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
389-451-013	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57

3/19/91

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
PARCEL ANALYSIS LISTING

LAND
USE
CODE

PARCEL
NUMBER

ACRES

NAME AND ADDRESS

LAND
VALUE

IMPROVEMENT
VALUE

389-451-014

.00

STONERIDGE PARTNERS
150 EL CAMINO REAL STE 20
TUSTIN, CA

92680

389-451-015

.00

STONERIDGE PARTNERS
150 EL CAMINO REAL STE 20
TUSTIN, CA

92680

389-451-016

.00

STONERIDGE PARTNERS
150 EL CAMINO REAL STE 20
TUSTIN, CA

92680

389-451-017

.00

STONERIDGE PARTNERS
150 EL CAMINO REAL STE 20
TUSTIN, CA

92680

389-451-018

.00

STONERIDGE PARTNERS
150 EL CAMINO REAL STE 20
TUSTIN, CA

92680

389-451-019

.00

STONERIDGE PARTNERS
150 EL CAMINO REAL STE 20
TUSTIN, CA

92680

389-451-020

.00

STONERIDGE PARTNERS
150 EL CAMINO REAL STE 20
TUSTIN, CA

92680

389-452-001

.00

STONERIDGE PARTNERS
150 EL CAMINO REAL STE 20
TUSTIN, CA

92680

389-452-002

.00

STONERIDGE PARTNERS
150 EL CAMINO REAL STE 20
TUSTIN, CA

92680

3/19/91

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PAGE 31

PARCEL ANALYSIS LISTING

LAND
USE
CODE

PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
389-452-003	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
389-452-004	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
389-452-005	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
389-452-006	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
389-452-007	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
389-452-008	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
389-452-009	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
389-452-010	.00	STONERIDGE PARTNERS 150 EL CAMINO REAL STE 20 TUSTIN, CA	92680	
390-130-015	5.69	BRIGHTON ALBERHILL ASSOC 505 N TUSTIN AVE STE 250 SANTA ANA, CA	92705	

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PARCEL ANALYSIS LISTING

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
	390-130-016	12.12	BRIGHTON ALBERHILL ASSOC 505 N TUSTIN AVE STE 250 SANTA ANA, CA	92705	
	390-130-017	9.09	LONG BEACH EQUITIES INC 2038 ARMACOAT AVE WEST LOS ANGELES, CA	90025	
	390-130-018	19.29	LONG BEACH EQUITIES INC 2038 ARMACOAT AVE WEST LOS ANGELES, CA	90025	
	390-130-019	25.99	BRIGHTON ALBERHILL ASSOC 505 N TUSTIN AVE STE 250 SANTA ANA, CA	92705	
	390-130-024	3.81	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA	90040	
	390-160-011	2.02	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA	90040	
	390-160-012	1.88	BRIGHTON ALBERHILL ASSOC 505 N TUSTIN AVE STE 250 SANTA ANA, CA	92705	
	390-190-011	9.20	MURDOCK DAVID 10900 WILSHIRE STE 1600 LOS ANGELES, CA	90024	
	390-190-012	51.46	BRIGHTON ALBERHILL ASSOC 505 N TUSTIN AVE STE 250 SANTA ANA, CA	92705	

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PARCEL ANALYSIS LISTING

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
	390-150-013	9.57	BRIGHTON ALBERHILL ASSOC 505 N TUSTIN AVE STE 350 SANTA ANA, CA	92705	
	390-150-014	20.01	BRIGHTON ALBERHILL ASSOC 505 N TUSTIN AVE STE 250 SANTA ANA, CA	92705	
	390-150-015	80.11	BRIGHTON ALBERHILL ASSOC 505 N TUSTIN AVE STE 250 SANTA ANA, CA	92705	
	390-150-016	8.30	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA	90040	
	391-150-021	3.43	AF & SF RR 5200 E SHEILA ST LOS ANGELES, CA	90040	
	391-160-023	3.19	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA	90040	
	391-170-023	1.53	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA	90040	
	391-180-034	2.60	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA	90040	
	391-200-011	3.57	AT & SF RR 5200 E SHEILA ST LOS ANGELES, CA	90040	

3/19/91

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PAGE 34

PARCEL ANALYSIS LISTING

LAND
USE
CCDE

PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
391-362-034	.13	HORSETHIEF CANYON RANCH MA 19 CORPORATE PLAZA NEWPORT BEACH, CA	92660	
391-363-011	.48	HORSETHIEF CANYON RANCH MA 17991 S MITCHELL IRVINE, CA	92714	
947-061-044	.80	CALIFORNIA OAKS CO 27710 JEFFERSON AVE 301 TEMECULA, CA	92390	
947-080-011	1.44	OAK HILLS ASSOC 3191 AIRPORT LOOP DR NO A COSTA MESA, CA	92626	
947-160-035	.00	CALIFORNIA OAKS ESTATES 200 E SANDPOINTE AVE 102 SANTA ANA, CA	92707	
947-160-036	.00	FULLER DAVID 26741 CONTIGNAC DR TEMECULA, CA	92362	
947-281-011	.23	OAK HILLS ASSOC 3191 AIRPORT LOOP DR NO A COSTA MESA, CA	92626	
947-283-023	1.06	OAK HILLS ASSOC 3191 AIRPORT LOOP DR NO A COSTA MESA, CA	92626	
947-351-033	2.13	OAKS HILLS ASSOC 5120 BIRCH 1ST FL NEWPORT BEACH, CA	92660	

3/19/91.

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PAGE 35

PARCEL ANALYSIS LISTING

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
	947-370-019	.34	BROCK UNI CAL C O II 6767 FOREST LAWN DR LOS ANGELES, CA	90068	
	947-380-01C	1.24	RHOADES SAN JUAN 1801 PARKCOURT PL NO C SANTA ANA, CA	92701	
	947-431-024	.00	CROWELL DAVID DEV GROUP 27710 JEFFERSON AVE NO 30 TEMECULA, CA	8,640	
AA	382-330-001	20.08	CAVES JOSE 1287 5TH ST IMPERIAL BEACH, CA	143,260	18,700
AA	382-330-002	20.07	MUNOZ RODRIGO 1213 VIA MIL CUMBRES SOLANA BEACH, CA	129,890	22,010
AA	382-330-003	20.03	EROOM CORP 221 MAIN ST NO 600 SAN FRANCISCO, CA	146,440	23,740
AA	382-340-001	21.04	STORMS THOMAS 2010 JIMMY DURANTE BLV DEL MAR, CA	33,090	23,170
AA	382-340-002	21.11	STORMS THOMAS 520 S SEPULVEDA BLV LOS ANGELES, CA	35,500	24,900
AA	382-350-001	21.50	STORMS THOMAS 2010 JIMMY DURANTE BLV DEL MAR, CA	35,510	22,590

3/19/91

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
PARCEL ANALYSIS LISTING

PAGE 36

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
AA	382-350-002	21.17	STORMS THOMAS 2010 JIMMY DURANTE BLV DEL MAR, CA 92014	39,830	194,010
AA	382-350-003	22.14	STORMS THOMAS 2010 JIMMY DURANTE BLV DEL MAR, CA 92014	37,090	20,670
AA	382-360-001	20.23	SHUMWAY VINTON 20490 ALAMEDA DEL MONTE LAKE ELSINORE, CA 92530	102,000	18,210
AA	382-360-002	20.00	STORMS THOMAS 2010 JIMMY DURANTE BLV DEL MAR, CA 92014	33,880	18,700
AA	382-360-003	20.00	STORMS THOMAS 2010 JIMMY DURANTE BLV DEL MAR, CA 92014	33,880	18,700
AA	382-370-001	20.19	KUO FUNG 2588 E CHELSEA CT BREA, CA 92621	200,320	18,700
AA	382-370-002	20.01	STORMS THOMAS 2010 JIMMY DURANTE BLV DEL MAR, CA 92014	33,880	26,690
AA	382-380-001	20.12	KRISHNA VIVEK 7443 SADDLE HILL TR ORANGE, CA 92669	184,150	12,790
AA	382-380-002	20.72	STORMS THOMAS 2010 JIMMY DURANTE BLV DEL MAR, CA 92014	34,940	18,700

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PARCEL ANALYSIS LISTING

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
AC	367-130-030	3.03	SHAY PAUL 32411 LAKEVIEW TER LAKE ELSINORE, CA 92330	167,260	5,760
AC	389-040-033	9.06	SANTA ROSA DEV INC 6830 VAN BUREN BLV STE 20 RIVERSIDE, CA 92509	1,811,520	122,400
AC	389-040-037	8.77	SANTA ROSA DEV INC 6830 VAN BUREN BLV STE 20 RIVERSIDE, CA 92509	1,753,380	20,400
AD	370-090-031	19.08	DEJONG MARILYN S 31910 CORYDON LAKE ELSINORE, CA 92330	56,800	146,610
AI	369-500-010	17.95	EASTERBROCK PAUL PO BX 1786 MOSSEL BAY 650 REPUBLIC OF SOUTH AFRICA 00000	98,430	7,230
AI	369-500-012	17.25	EASTERBROCK PAUL PO BX 1786 MOSSEL BAY 650 REPUBLIC OF SOUTH AFRICA 00000	95,410	30,890
AI	370-090-003	9.40	DEJONG HERMAN 31910 CORYDON RD LAKE ELSINORE, CA 92330	104,640	6,150
AI	389-210-032	8.77	CORONA CLAY CO 628 LANCER LN CORONA, CA 91720	13,910	42,780
AL	369-050-013	19.54	ABRAMS ALLAN P O BOX 87 WILDOMAR, CA 92395	47,680	31,110

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PARCEL ANALYSIS LISTING

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
AL	369-180-004	5.28	BIGLER P O BOX 0181 WILDOMAR, CA 92395	55,320	55,840
AL	369-180-016	4.55	SUKHOV 22180 GRAND AVE WILDOMAR, CA 92395	6,270	1,720
AL	369-180-067	26.03	RANCHO FORTUNADO 22324 PALOMAR WILDOMAR, CA 92395	147,770	246,880
AL	369-180-070	14.70	SUKHOV 22180 GRAND WILDOMAR, CA 92395	50,080	178,790
AL	369-250-018	21.83	HOOVER 465 S HUDSON PASADENA, CA 91101	45,370	81,950
AL	369-250-002	22.32	TECHNO DATA INC 1660 N HOTEL CIR STE 730 SAN DIEGO, CA 92108	208,660	123,650
AL	369-430-002	12.88	GROSS P O BOX 946 WILDOMAR, CA 92395	141,320	107,090
AL	369-430-003	14.93	DAVIS P O BOX 542 WILDOMAR, CA 92395	49,660	114,530
AL	369-580-013	1.83	SCHENCK 23385 CATT RD WILDOMAR, CA 92395	4,660	5,440

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PARCEL ANALYSIS LISTING

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
AL	387-050-007	17.92	WARNER AIRCRAFT ENGINEERIN 15500 TEXACO AVE PARAMOUNT, CA 90723	103,220	235,330
AL	391-120-002	15.73	HARRIS RUSSELL 14116 TERESCAL CANYON RD CORONA, CA 91720	297,500	32,250
AL	391-120-016	9.48	HARRIS RUSSELL 14116 TERESCAL CANYON RD CORONA, CA 91719	217,780	579,970
AO	370-120-006	7.58	NORMAN INDUSTRIES INC 6254 VANTAGE AVE NORTH HOLLYWOOD, CA 91606	39,200	8,610
AO	389-040-006	8.36	ELSINORE UNION HIGH SCHOOL 4380 E LA PALMA ANAHEIM, CA 92806	18,040	9,220
AO	389-070-005	12.17	TORN NANCY 1165 LYNDHURST RIVERSIDE, CA 92507	46,330	270
AP	347-110-001	25.50	SCHWENN DONALD 2635 E OCEAN BLV LONG BEACH, CA 90803	48,480	14,250
AR	347-110-002	1.00	SCHWENN DONALD 2635 E OCEAN BLV LONG BEACH, CA 90803	6,770	72,430
AR	362-160-006	147.56	SCHLEUNIGER ARNOLD 525 MAIN ST EL SEGUNDO, CA 90245	106,400	60,420

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
PARCEL ANALYSIS LISTING

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
AR	369-1E0-001	20.53	BROWN DAVID P O BOX 219 WILDCRAB, CA 92395	50,270	55,700
AR	369-2C0-060	14.94	REIDY JOHN 23491 WASHINGTON AVE MURRIETA CA 92362	37,260	47,100
AR	378-020-050	44.37	KOLIBER GEORGE 5555 CRAYTON RD. NO 501 NAPLES, FL 33963	250,730	31,790
AR	379-030-005	19.24	TOMLINSON FRANCIS P O BOX 1442 FALLBROOK, CA 92028	83,680	37,620
AR	379-050-034	19.58	TOMLINSON & SONS P O BOX 1442 FALLBROOK, CA 92028	165,970	101,710
AR	389-040-051	18.41	ELSINORE UNION HIGH SCHOOL 1201 W. GRAHAM LAKE ELSINORE, CA 92530	51,270	19,870
AS	379-030-006	21.67	TOMLINSON FRANCIS P O BOX 1442 FALLBROOK, CA 92028	94,170	36,520
AS	379-050-006	.00	TOMLINSON & SONS P O BOX 1442 FALLBROOK, CA 92028	3,760	6,500
AS	379-050-031	44.39	TOMLINSON FRANCIS P O BOX 1442 FALLBROOK, CA 92028	234,450	100,230

3/19/91

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PAGE 41

PARCEL ANALYSIS LISTING

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
AS	387-170-006	22.99	TOMLINSON & SONS P O BOX 1442 FALLBROOK, CA 92028	144,280	45,610
AS	387-180-001	13.20	TOMLINSON & SONS P O BOX 1442 FALLBROOK, CA 92028	94,170	22,900
CI	349-350-009	1.79	EDWARDS ALVIN 1924 E 126TH ST COMPTON, CA 90222	29,270	8,650
CY	363-150-009	.46	WILLIAMS ROBERT P O BOX 519 LAKE ELSINORE, CA 92330	140,990	267,460
CY	363-172-015	1.55	WINSTON ELSINORE 900 W ALAMEDA AVE BURBANK, CA 91506	824,310	1,764,600
CY	365-111-007	.00	EVANGELICAL METHODIST CHUR 32700 MISSION TR LAKE ELSINORE, CA 92330	4,100	12,720
CY	377-040-017	.79	ATLANTIC RICHFIELD CO P O BOX 2570 LOS ANGELES, CA 90051	605,510	425,340
CY	377-150-047	.29	OT EQUITIES LTD II 17744 SKY PARK CIR NO 100 IRVINE, CA 92714	41,380	181,460
CY	377-150-048	.27	MANCUSO RICHARD 560 BIRCH ST LAKE ELSINORE, CA 92330	67,620	238,770

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
PARCEL ANALYSIS LISTING

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
CY	377-150-050	.19	OT EQUITIES LTD II 17744 SKY PARK CIR NO 100 IRVINE, CA 92714	27,860	135,830
EY	377-150-051	.27	OT EQUITIES LTD II 17744 SKY PARK CIR NO 100 IRVINE, CA 92714	39,310	185,710
CY	377-150-052	.29	OT EQUITIES LTD II 17744 SKY PARK CIR NO 100 IRVINE, CA 92714	41,380	181,460
CY	377-150-060	.41	CADARET NORMAN 23885 LAWSON RD CORONA, CA 91719	92,590	255,930
CY	377-150-066	.28	THOMPSON KENNETH 28971 ALLAN ST LAKE ELSINORE, CA 92530	63,460	153,970
CY	377-150-087	.00	DANIEL DEV INC 1152 CHESTNUT ST ESCONDIDO, CA 92025	45,490	76,500
CY	377-150-088	.00	DUDDY JAMES 38260 OAKTREE LOOP RD MURRIETA, CA 92362	51,000	76,500
CY	377-150-089	.00	DUDDY JAMES 38260 OAKTREE LOCP RD MURRIETA, CA 92362	51,000	76,500
CY	377-150-090	.00	TRIPLE STAR CONST CO INC 27815 VINELL AVE PERRIS, CA 92370	45,490	76,500

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PARCEL ANALYSIS LISTING

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
CY	377-150-091	.00	DANIEL DEV INC 1152 CHESTNUT ST ESCONDIDO, CA 92025	48,960	76,500
CY	377-170-004	.00	SMITH ROBERT 21210 LEMON ST LAKE ELSINORE, CA 92330	37,670	17,680
CY	379-224-016	.08	MCGOWAN WALLY 30861 SARABIA ST LAKE ELSINORE, CA 92330	32,160	53,580
CY	379-230-011	.21	RODRIGUEZ JESUS 16645 LAKESHORE DR LAKE ELSINORE, CA 92330	30,170	37,410
CY	379-381-016	.14	ELLIS RONALD 7931 PROFESSIONAL CIR 100 HUNTINGTON BEACH, CA 92649	32,360	166,600
CY	381-210-008	1.39	RITCHIE TOM P O BOX 847 LAKE ELSINORE, CA 92330	176,690	14,430
CY	391-170-021	5.31	TOPETE JOSE P O BOX 5116 WEST COVINA, CA 91791	209,900	26,010
R1	370-412-017	.00	WILLIAMS DAVID 32505 RACQUET CLUB WAY LAKE ELSINORE, CA 92330	30,600	117,300
R1	345-150-022	3.68	EUBANKS RAYMOND 929 W 62ND ST LOS ANGELES, CA 90044	7,620	

3/19/91

RIVERSIDE COUNTY
 APPENDIX A
 ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PAGE 44

PARCEL ANALYSIS LISTING

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
R1	345-150-024	.02	SOUTHERN CALIFORNIA EDISON P O BOX 800 ROSEMEAD, CA 91720		
R1	353-282-013	.00	NEEMAN GERALD P O BOX 6433 CANYON LAKE, CA 92380	102,000	
R1	355-350-008	180.00	EVHWD		
R1	365-143-020	.52	IVERSON EDWARD 32965 LAKEVIEW TER LAKE ELSINORE, CA 92330	33,890	
R1	366-092-010	.26	PRESBYTERY OF RIVERSIDE 603 W GRAHAM AVE LAKE ELSINORE, CA 92330	13,260	
R1	366-200-011	.17	STATE OF CALIFORNIA P O BOX 231 SAN BERNADINO, CA 92403	4,370	
R1	367-030-007	3.18	ELSINORE UNION HIGH SCHOOL		
R1	367-030-008	4.68	ELSINORE UNION HIGH SCHOOL		
R1	367-030-010	6.57	ELSINORE UNION HIGH SCHOOL		

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PARCEL ANALYSIS LISTING

LAND USE CCDE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
R1	367-030-011	9.64	ELSINORE UNION HIGH SCHOOL		
R1	367-210-018	28.45	BILLE KEATH P O BOX 5005 LOS ALAMITOS, CA 90721	214,220	
R1	368-200-031	7.46	GAMBINA FRANK 2229 S CAMERON AVE WEST COVINA, CA 91791	14,610	
R1	369-061-009	2.00	WILDORAR CEMETERY ASSN		
R1	369-210-017	2.02	HANGREN JUNE S 23071 PALOMAR MURRIETA, CA 92362	7,740	
R1	369-230-010	5.00	SHIBA KATSUMI 1555 W FOOTMILL BLV UPLAND, CA 91786	613,830	
R1	369-671-016	.00	GRIFFIN HOMES PARTNERSHIP 11800 STERLING AVE NO 0 RIVERSIDE, CA 92503	20,800	
R1	369-682-001	.00	GRIFFIN HOMES PARTNERSHIP 11800 STERLING AVE NO 0 RIVERSIDE, CA 92503	20,800	
R1	369-702-031	.00	MEADOWS RICHARD R 35350 BILLIE ANN WILDORAR, CA 92395	46,700	

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
PARCEL ANALYSIS LISTING

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
R1	370-060-003	.00	AL KHAYYAL ABDULAZ P O BOX 7058 CAPISTRANO BEACH, CA 92624	29,290	
R1	370-120-045	2.68	LUONG LANVAN 15122 TUNWOOD ST WESTMINSTER, CA 92683	239,200	
R1	370-411-004	.00	SARANO VICTOR 19857 PALOMAR ST LAKE ELSINORE, CA 92330	15,300	
R1	373-234-009	.00	MOORE BING 292 W WASHINGTON BLV PASADENA, CA 91103	1,160	
R1	373-235-014	.00	MCLINGBERG LAURENC P O BOX 676 LAKE ELSINORE, CA 92330	1,800	
R1	373-320-013	1.58	LINSANGAN GREGORI 17121 NORTHFIELD LN HUNTINGTON BEACH, CA 92647	4,020	
R1	374-054-018	.00	BRIDGE JUANITA 5116 BUSHNELL RIVERSIDE CALIF 92505	1,360	
R1	374-202-004	.00	TAYLOR STEPHEN 33040 LORIMER ST LAKE ELSINORE, CA 92330	42,840	
R1	374-231-007	.00	LOVELY JOHN 14591 BELMAR CIR HUNTINGTON BEACH, CA 92646	37,140	

3/19/91

RIVERSIDE COUNTY

PAGE 47

APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PARCEL ANALYSIS LISTING

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
R1	374-273-01C	.00	HOPE TRUST DEED CO INC 9901 PARAMOUNT BLV STE 22 DOWNEY, CA 90240	18,920	
R1	375-034-081	.00	BAKER ROBERT 17791 OAK ST FOUNTAIN VALLEY, CA 92708	8,160	
R1	375-063-008	.00	CHENG WAI 42143 AVE ALVARADO NO E TEMECULA, CA 92390	6,000	
R1	375-303-009	.00	ELSINORE VALLEY MUNICIPAL 33751 MISSION TR LAKE ELSINORE, CA 92330		
R1	377-291-01C	.41	PRESS ENTERPRISE CO 3512 14TH ST RIVERSIDE, CA 92501	61,930	
R1	378-146-002	.00	ANDERSON JUNE 1942 GARRESTON AVE CORONA, CA 91720	1,310	
R1	378-215-005	.00	CAVANAUGH STEVEN 27720 JEFFERSON NO 100A TEMECULA, CA 92390	10,540	
R1	381-064-012	.00	WOLFE DENNIS 18141 GRAND AVE LAKE ELSINORE, CA 92330	5,410	
R1	381-120-008	.00	ESCHRICH ENTERPRISES INC 1130 W OLIVE AVE BURBANK, CA 91506	15,630	

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PARCEL ANALYSIS LISTING

LAND USE CCDE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
R1	381-130-012	.39	DENHAAN ALEXAND 1928 LAS LANAS LN FULLERTON, CA 92633	7,520	
R1	381-160-007	1.12	MILLER M P O BOX 695 RIVERSIDE, CA 92502	14,480	
R1	381-200-012	1.74	RIVERSIDE COUNTY FLOOD CON		
R1	381-210-001	1.30	CHANG HSIANG 12342 ROSE ST CERRITOS, CA 90701	119,640	
R1	381-221-019	.00	KIPERS PAUL 32000 RIVERSIDE DR NO A5 LAKE ELSINORE, CA 92330	21,420	
R1	382-043-010	.00	COTTLE THOMAS 42551 HIGHWAY 79 AGUANGA, CA 92302	20,400	
R1	383-062-043	.00	HUDSON DONALD 22920 VISTA DEL AGUA LAKE ELSINORE, CA 92330	35,700	
R1	383-091-037	.07	SHOENAKER RICHARD P O BOX 1129 WILDCRAN, CA 92395	17,850	
R1	383-171-019	.00	BROOKS KIM 15207 IMPERIAL HWY LA MIRADA, CA 90638	36,410	

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PARCEL ANALYSIS LISTING

LAND USE CCDE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
R1	386-060-035	.00	EVMWD		
R1	387-060-007	2.55	WALTON RICHARD 32182 DEBERA DR LAKE ELSINORE, CA 92330	5,940	
R1	387-260-001	20.04	HUNTER EDNA 3280 TRUMBULL ST SAN DIEGO, CA 92106	3,000	
R1	389-131-007	2.80	SOUTHERN CALIFORNIA EDISON P O BOX 800 ROSEMEAD, CA 91770		
R1	389-131-008	.88	SOUTHERN CALIFORNIA EDISON P O BOX 800 ROSEMEAD, CA 91770		
R1	389-290-023	3.77	VALOV WILLIAM 2339 MONTERA HACIENDA HEIGHTS, CA 91745	66,780	
R1	391-150-023	12.21	ACOSTA PETE 224 E ROSLYN FULLERTON, CA 92632	62,220	
R1	947-123-020	.00	HENDL ROY 36166 PROVENCE MURRIETA, CA 92362		
R1	947-272-004	.00	CROWELL DAVID DEV GROUP 20301 ACACIA ST NO 250 SANTA ANA, CA 92707	20,100	

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PARCEL ANALYSIS LISTING

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
R1	947-391-012	.00	QUAIL SPRINGS A LTD PARTNE P O BOX 8086 RANCHO SANTA FE, CA 92067	33,830	
R1	947-410-001	.00	TACCONE JOSEPH 40173 CORTE LORCA MURRIETA, CA 92362	13,740	
R1	947-420-095	.00	CROWELL DAVID DEV GROUP 27710 JEFFERSON AVE NO 30 TEMECULA, CA 92390	8,640	
R1	947-431-010	.00	CROWELL DAVID DEV GROUP 27710 JEFFERSON AVE NO 30 TEMECULA, CA 92390	8,640	
R1	947-431-011	.00	CROWELL DAVID DEV GROUP 27710 JEFFERSON AVE NO 30 TEMECULA, CA 92390	8,640	
R1	947-431-017	.00	CROWELL DAVID DEV GROUP 27710 JEFFERSON AVE NO 30 TEMECULA, CA 92390	8,640	
R1	947-431-018	.00	CROWELL DAVID DEV GROUP 27710 JEFFERSON AVE NO 30 TEMECULA, CA 92390	8,640	
R1	947-431-019	.00	CROWELL DAVID DEV GROUP 27710 JEFFERSON AVE NO 30 TEMECULA, CA 92390	8,640	
R1	947-431-020	.00	CROWELL DAVID DEV GROUP 27710 JEFFERSON AVE NO 30 TEMECULA, CA 92390	8,640	

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
PARCEL ANALYSIS LISTING

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
R1	947-431-021	.00	CROWELL DAVID DEV GROUP 27710 JEFFERSON AVE NO 30 TEMECULA, CA	10,680	
			92390		
R1	947-431-038	.00	CROWELL DAVID DEV GROUP 27710 JEFFERSON AVE NO 30 TEMECULA, CA	8,640	
			92390		
R1	947-431-039	.00	CROWELL DAVID DEV GROUP 27710 JEFFERSON AVE NO 30 TEMECULA, CA	8,640	
			92390		
R2	378-304-019	.00	ELSINORE WATER DIST		
R2	379-340-025	.24	FENTON 11682 TARA CIR SANTA ANA, CA	1,750	
			PETER	92705	
R2	379-340-026	.24	FENTON 11682 TARA CIR SANTA ANA, CA	1,750	
			PETER	92705	
R5	379-342-009	.49	RANCHO LA LAGUNA LTD 1200 QUAIL ST STE 290 NEWPORT BEACH, CA		
				92660	
R5	379-342-018	.49	RANCHO LA LAGUNA LTD 1200 QUAIL ST STE 290 NEWPORT BEACH, CA		
				92660	
RC	379-132-034	1.21	REDEN 3743 EL LADO DR GLENDALE, CA		
			STEVEN	91208	

APPENDIX A
 ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PARCEL ANALYSIS LISTING

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
RC	379-133-015	.60	FIRST TRUST BANK P O BOX 3670 ONTARIO, CA	91761	
RC	379-161-032	2.50	LAKE COUNTRY VILLAS 546 SAN BERNARDING NEWPORT BEACH, CA	91760	
RC	379-342-045	.49	RANCHO LA LAGUNA LTD 1200 QUAIL ST STE 290 NEWPORT BEACH, CA	92660	
RC	379-342-054	.48	RANCHO LA LAGUNA LTD 1200 QUAIL ST STE 290 NEWPORT BEACH, CA	92660	
RC	379-342-072	.49	RANCHO LA LAGUNA LTD 1200 QUAIL ST STE 290 NEWPORT BEACH, CA	92660	
RC	379-342-081	.50	RANCHO LA LAGUNA LTD 1200 QUAIL ST STE 290 NEWPORT BEACH, CA	92660	
RC	379-342-090	.50	RANCHO LA LAGUNA LTD 1200 QUAIL ST STE 290 NEWPORT BEACH, CA	92660	
RC	379-343-009	.50	RANCHO LA LAGUNA LTD 1200 QUAIL ST STE 290 NEWPORT BEACH, CA	92660	
RC	379-343-027	.52	RANCHO LA LAGUNA LTD 1200 QUAIL ST STE 290 NEWPORT BEACH, CA	92660	

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PARCEL ANALYSIS LISTING

LAND USE CCDE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
RC	379-343-036	.67	RANCHO LA LAGUNA LTD 1200 QUAIL ST STE 290 NEWPORT BEACH, CA	92660	
RC	379-343-044	.49	RANCHO LA LAGUNA LTD 1200 QUAIL ST STE 290 NEWPORT BEACH, CA	92660	
Y1	947-124-017	.19	THARP ROBERT 36143 PROVENCE DR MURRIETA, CA	35,700	131,580
YR	345-220-047	.78	HILL BILL 20958 ELBERTA RD LAKE ELSINORE, CA	29,000	1,000
YR	346-220-011	2.29	ROMERO MARIA 34536 CALLE PORTOLA CAPISTRANO BEACH, CA	5,920	430
YR	347-110-047	2.21	WELLINGS KATHLEE P O BOX 1397 LAKE ELSINORE, CA	34,310	8,220
YR	347-150-063	.46	LIM SOKHA 28420 RED GUM RD LAKE ELSINORE, CA	26,010	36,410
YR	347-292-007	.55	SULAK CAROL P O BOX 101 SILVERADO, CA	18,950	78,100
YR	349-050-034	1.56	EDWARDS ANTHONY 27678 HANNACK PERRIS, CA	38,000	3,510

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PARCEL ANALYSIS LISTING

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
YR	349-350-019	.00	GRITTON LYNN 27245 HIGHWAY 74 PERRIS, CA 92370	39,110	1,590
YR	353-022-017	.00	NEKOUSE FEREYDO 1275 FARMINGTON PL SAN MARCOS, CA 92069	62,420	143,940
YR	353-041-008	.00	CLARK GERALD P O BOX 6305 CANYON LAKE, CA 92380	18,950	76,760
YR	353-041-059	.00	MALVAJIAN CLAYTON P O BOX 6172 CANYON LAKE, CA 92380	29,710	123,090
YR	353-051-004	.00	FARLOW DAVID P O BOX 6120 CANYON LAKE, CA 92380	47,620	244,490
YR	353-162-017	.00	ZENKE JOHN P O BOX 7447 CANYON LAKE, CA 92380	285,600	9,690
YR	353-191-026	.05	HUNTER JERRY P O BOX 7256 CANYON LAKE, CA 92380	1,040	134,210
YR	353-231-025	.00	RUSSELL SYLVIA 9152 APPLEBY ST DOWNEY, CA 90240	27,060	94,170
YR	353-245-004	.00	POND JERRY 29965 BEACON CT CANYON LAKE, CA 92380	28,150	172,300

3/19/91

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PAGE 55

PARCEL ANALYSIS LISTING

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
YR	353-254-011	.00	SULLIVAN TIMOTHY 27701 HIGHWAY 74 PERRIS, CA 92370	41,610	153,970
YR	354-120-002	.00	LANKFORD MEALAND P O BOX 4021 CANYON LAKE, CA 92380	52,020	92,590
YR	355-021-010	.00	DOUGLASS REX P O BOX 7031 CANYON LAKE, CA 92380	23,810	103,910
YR	355-042-006	.00	CORBIN WILLIAM P O BOX 5678 CANYON LAKE, CA 92380	29,270	84,460
YR	355-251-004	.00	SKILLESTAD LANBROSE P O BOX 7344 CANYON LAKE, CA 92380	29,860	131,530
YR	355-360-009	6.51	WEIL IMRE P O BOX 6060 CANYON LAKE, CA 92380	175,740	4,910
YR	355-381-027	.14	MAGLIOCCHI RUDOLPH 30130 WHITE WAKE CANYON LAKE, CA 92380	124,840	109,240
YR	362-190-001	.00	CARYER HUGH 33501 HAYFIELD CIR LAKE ELSINORE, CA 92330	54,060	63,000
YR	362-211-002	.00	BANTA CINDY 1310 W PEARL NO D ANAHEIM, CA 92801	36,410	51,000

3/19/91

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PAGE 56

PARCEL ANALYSIS LISTING

LAND USE CCDE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
YR	362-301-007	.00	MAYER JOHN 33739 THE FARM LAKE ELSINORE, CA	28,710	53,350
				92330	
YR	362-311-023	.00	HARRINGTON JANE 33547 PLOWSHARE LAKE ELSINORE, CA	23,170	38,910
				92330	
YR	366-130-011	.00	WHITCOMB ERWIN 21401 CANYON DR NO 20 LAKE ELSINORE, CA	18,720	2,450
				92330	
YR	366-330-008	.00	BETLEY EDWARD 21482 WAITE LAKE ELSINORE, CA	30,910	36,560
				92330	
YR	366-413-005	.00	POWERS BRYCE 33946 CANYON RANCH LAKE ELSINORE, CA	26,010	91,550
				92330	
YR	367-070-056	.29	CORONADO JOEL 21856 RAYNOR LN LAKE ELSINORE, CA	27,050	6,240
				92330	
YR	367-110-014	25.22	ELSINORE HUNDY CANYON LTD 2900 ADAMS ST STE C25 RIVERSIDE, CA	1,400,460	115,000
				92504	
YR	368-051-029	.18	MAYES GARY 21262 MAPLE WILDCMAR, CA	27,020	22,520
				92395	
YR	368-140-011	1.00	YEDLIN SAM 33095 VICTORY CIR LAKE ELSINORE, CA	40,320	34,680
				92330	

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PARCEL ANALYSIS LISTING

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
YR	368-200-035	4.55	TSENG 1838 LAKEWOOD UPLAND, CA	340,270 91786	5,830
YR	368-220-008	.56	MILLER 150 N MAPLEWOOD ORANGE, CA	5,870 92666	2,600
YR	368-220-025	.60	ELLIOTT P O BOX 1204 WILDOMAR, CA	26,940 92395	3,000
YR	369-180-049	1.81	TRUMBAUER P O BOX 704 WILDOMAR, CA	55,170 92395	10,610
YR	369-450-029	1.02	BISHOP 31953 CASH WILDOMAR, CA	33,780 92395	113,830
YR	369-642-014	.31	INBRIACO 35654 RUTH WILDOMAR, CA	24,960 92395	119,540
YR	369-673-004	.00	NOQUEZ 23203 TRILLIUM WILDOMAR, CA	20,400 92395	5,100
YR	369-731-009	.00	FOLEY 2101 E 4TH ST SANTA ANA, CA	12,880 92701	9,000
YR	369-731-010	.00	FOLEY 2101 E 4TH ST SANTA ANA, CA	12,880 92701	8,000

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PARCEL ANALYSIS LISTING

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
YR	369-731-011	.00	FOLEY 2101 E 4TH ST SANTA ANA, CA 92701	12,880	9,000
YR	369-731-012	.00	FOLEY 2101 E 4TH ST SANTA ANA, CA 92701	12,880	8,000
YR	369-731-013	.00	FOLEY 2101 E 4TH ST SANTA ANA, CA 92701	12,880	10,000
YR	369-731-014	.00	FOLEY 2101 E 4TH ST SANTA ANA, CA 92701	12,880	10,000
YR	369-731-015	.00	FOLEY 2101 E 4TH ST SANTA ANA, CA 92701	12,880	7,000
YR	369-733-002	.00	FOLEY 2101 E 4TH ST SANTA ANA, CA 92701	12,880	10,000
YR	369-733-003	.00	FOLEY 2101 E 4TH ST SANTA ANA, CA 92701	12,880	9,000
YR	369-733-004	.00	FOLEY 2101 E 4TH ST SANTA ANA, CA 92701	12,880	10,000
YR	369-733-009	.00	FOLEY 2101 E 4TH ST SANTA ANA, CA 92701	12,880	9,000

3/19/91

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
PARCEL ANALYSIS LISTING

PAGE 59

LAND USE CCDE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
YR	369-733-010	.00	FOLEY 2101 E 4TH ST SANTA ANA, CA 92701	12,880	10,000
YR	369-733-011	.00	FOLEY 2101 E 4TH ST SANTA ANA, CA 92701	12,880	10,000
YR	369-733-012	.00	FOLEY 2101 E 4TH ST SANTA ANA, CA 92701	12,880	8,000
YR	369-733-013	.00	FOLEY 2101 E 4TH ST SANTA ANA, CA 92701	12,880	7,000
YR	369-734-002	.00	FOLEY 2101 E 4TH ST SANTA ANA, CA 92701	12,880	10,000
YR	369-734-003	.00	FOLEY 2101 E 4TH ST SANTA ANA, CA 92701	12,880	9,000
YR	369-734-004	.00	FOLEY 2101 E 4TH ST SANTA ANA, CA 92701	12,880	10,000
YR	369-734-005	.00	FOLEY 2101 E 4TH ST SANTA ANA, CA 92701	12,880	9,000
YR	369-734-006	.00	FOLEY 2101 E 4TH ST SANTA ANA, CA 92701	12,880	7,000

3/19/91

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PAGE 60

PARCEL ANALYSIS LISTING

LAND USE CCDE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
YR	369-734-010	.00	FOLEY EDWARD 2101 E 4TH ST SANTA ANA, CA 92701	7,880	165,000
YR	370-120-014	40.00	CROWELL INDUSTRIES 1425 W FOOTHILL BLV NO 30 UPLAND, CA 91786	1,124,620	5,850
YR	370-140-031	1.13	BROWN RICHARD 12431 MASA ST GARDEN GROVE, CA 92641	51,000	2,600
YR	370-372-011	.48	SULLENS DONNA 1316 S HICKORY ST ANAHEIM, CA 92805	34,330	53,000
YR	370-380-011	.59	DELUCCO ROBERT 20294 UNION ST LAKE ELSINORE, CA 92530	23,660	38,660
YR	373-174-006	.00	JOYE DANIEL 401 N LA CADENA DR COLTON, CA 92324	8,650	1,060
YR	373-1E2-029	.00	WHITE ELMER P O BOX 4606 CANYON LAKE, CA 92380	12,980	95,000
YR	374-053-003	.00	ANDERSEN MARGARE 27461 CALLE AROYO NO 201 SAN JUAN CAPISTRANO, C 92675	20,800	1,360
YR	374-113-013	.00	TAKETA EDDIE 228 E CULVER ORANGE, CA 92666	29,130	6,120

3/19/91

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PAGE 61

PARCEL ANALYSIS LISTING

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
YR	375-041-051	.05	PLANO 30533 ILLINOIS LAKE ELSINORE, CA	20,000	40,000
			ROBERT S 92330		
YR	375-205-002	.00	FLORES 5249 STEVELY AVE LAKEWOOD, CA	37,740	106,080
			GILBERT 90713		
YR	375-243-061	.03	ATKINS 30541 WILSON WAY LAKE ELSINORE, CA	3,450	500
			JOHN 92330		
YR	377-110-020	1.18	PARTIN 16 POINT LOMA CORONA DEL MAR, CA	153,000	2,950
			ROBERT 92625		
YR	377-243-017	.19	BOUSSIACOS 10741 EQUESTRIAN DR SANTA ANA, CA	17,680	3,120
			ANGELO 92705		
YR	378-213-003	.00	KHATAMI 308 N DAVIS ST LAKE ELSINORE, CA	17,340	51,000
			FARKHON 92330		
YR	379-272-021	.00	BLACKSTOCK 31746 VIA VALDEZ LAKE ELSINORE, CA	26,940	62,440
			HENRY 92330		
YR	379-281-056	.14	BOOTH 15084 LINCOLN LAKE ELSINORE, CA	21,820	99,930
			SCOTT S 92330		
YR	379-281-058	.14	CHITWOOD 15088 LINCOLN LAKE ELSINORE, CA	21,820	85,570
			EUSTIS S 92330		

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PARCEL ANALYSIS LISTING

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
YR	379-281-059	.16	KRUEGER ALVIN S 15090 LINCOLM LAKE ELSINORE, CA 92330	26,530	83,990
YR	379-391-004	.57	BROWN TERRY D 15048 ZIEGLINDE LAKE ELSINORE, CA 92330	23,440	114,860
YR	379-402-044	.21	JOHNSON MICHAEL 647 LE HARVE AVE LAKE ELSINORE, CA 92330	22,080	88,320
YR	379-410-004	.16	MOMPO JORGE RD 250 WHITE OAK LAKE ELSINORE, CA 92330	18,010	70,650
YR	379-410-015	.14	PABON JAIME RD 274 WHITE OAK LAKE ELSINORE, CA 92330	26,010	80,110
YR	381-040-003	.00	WOELICH JOSEPH A 15216 GRAND LAKE ELSINORE, CA 92330	5,860	58,680
YR	381-210-007	1.37	JERRY N REED & BEN BUTTERF 829 S DUNE ST ANAHEIM, CA 92807	35,490	2,360
YR	381-272-014	.00	MAESTAS LONNIE 33085 BUENA VISTA LAKE ELSINORE, CA 92330	31,210	66,300
YR	381-361-003	.00	GEORGE WIMPEY INC 3565 7TH AVE SAN DIEGO, CA 92103	19,380	71,400

3/19/91

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PAGE 63

PARCEL ANALYSIS LISTING

LAND
USE
CODEPARCEL
NUMBER

ACRES

NAME AND ADDRESS

LAND
VALUEIMPROVEMENT
VALUE

YR

381-362-011

.00

GEORGE WIMPEY INC
3565 7TH AVE
SAN DIEGO, CA

92103

19,380

40,800

YR

383-063-001

.00

RICH ELIZABETH PATRICIA 19
17110 ARDATH
TORRANCE, CA

90504

5,110

22,980

YR

385-170-025

2.37

KANAE HOWARD
17274 LOS ALAMOS RD NO 15
LAKE ELSINORE, CA

92330

62,220

12,100

YR

385-200-024

2.33

CONDREY ROGER
27621 AGRADO
MISSION VIEJO, CA

92692

57,120

51,000

YR

386-120-021

12.25

MACLEOD DEV CO
2 N LAKE AVE NO 470
PASADENA, CA

91101

222,570

47,830

YR

386-140-011

.46

YOUNG JOHN
33268 MACKAY DR
LAKE ELSINORE, CA

92330

43,290

84,420

YR

386-171-020

.29

SERRANO JAVIER
5880 LOS ALAMOS ST
BUENA PARK, CA

90620

46,810

78,030

YR

386-171-022

.29

DIAMOND ROSEMAR S
16081 MARIAN
LAKE ELSINORE, CA

92330

17,220

83,730

YR

387-211-008

.23

DEAR PATRICI
3460 BAHIA BLANCA NO A
LAGUNA HILLS, CA

92653

22,480

86,180

3/19/91

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
PARCEL ANALYSIS LISTING

PAGE 64

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
YR	387-212-035	.00	JAMES DANIEL P O BOX 2195 CORONA, CA 91718	40,000	195,000
YR	387-252-012	.00	CARR RONALD 15505 SHADOW MOUNTAIN LN LAKE ELSINORE, CA 92330	35,000	90,000
YR	387-280-001	8.39	GOODLAND INV IV 2162 LIAME LN SANTA ANA, CA 92705	349,150	10,400
YR	387-372-007	2.23	COELHO STEPHEN P 30365 AINSWORTH LAKE ELSINORE, CA 92330	104,040	4,010
YR	387-380-002	10.42	MCALARY SEAM 33081 SANTA ROSA DR NO 1 LAKE ELSINORE, CA 92330	155,040	2,040
YR	387-400-009	.96	GASIO ROBERT S 14533 AMOROSE LAKE ELSINORE, CA 92330	38,960	145,800
YR	387-400-010	.96	MAUREL MARK S 14547 AMOROSE LAKE ELSINORE, CA 92330	38,960	145,040
YR	387-400-014	.96	COZART ADELL S 14603 AMOROSE LAKE ELSINORE, CA 92330	38,960	146,700
YR	387-410-007	1.20	CIOTTI ANGELO S 14889 AMOROSE LAKE ELSINORE, CA 92330	38,960	156,940

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
PARCEL ANALYSIS LISTING

LAND USE CCDE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
YR	387-420-004	.96	HILL 14475 AMOROSE LAKE ELSINORE, CA	38,960	136,380
			GORDON S 92330		
YR	387-420-005	5.11	CEBULA 14493 AMOROSE LAKE ELSINORE, CA	63,230	123,560
			JAMES S 92330		
YR	387-420-006	.99	PYNCOMBE 14415 AMOROSE LAKE ELSINORE, CA	38,960	134,220
			D S 92330		
YR	387-430-020	.46	BLAKESLEE 15025 AMOROSE LAKE ELSINORE, CA	33,660	81,600
			WILLIAM 92330		
YR	387-430-021	.48	RATESKI 15115 AMOROSE LAKE ELSINORE, CA	33,660	81,600
			STEVEN 92330		
YR	389-250-002	.16	SKINNER 190 RALPH LAKE ELSINORE, CA	11,480	79,250
			JOHN RD 92330		
YR	389-313-004	.27	GEHNERT 157 WOODLAKE LAKE ELSINORE, CA	11,040	80,590
			MONROE RD 92330		
YR	389-313-005	.27	PAUL 33170 MCVICAR ST WILDOMAR, CA	11,710	92,550
			JOEL 92395		
YR	389-313-006	.27	GUERRA 181 S WOODLAKE ST LAKE ELSINORE, CA	42,440	84,890
			RUBEN 92330		

3/19/91

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
PARCEL ANALYSIS LISTING

PAGE 66

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
YR	389-313-007	.27	TAYLOR 193 WOODLAKE LAKE ELSINORE, CA	11,710	93,720
			MICAH RD 92330		
YR	391-321-021	.00	MARTIN 13078 THICKET CORONA, CA	45,900	163,200
			STEVEN P 91719		
YR	391-364-005	.00	SEGOVIA 26660 BLACK HORSE CIR CORONA, CA	46,000	119,000
			RICHARD 91719		
YR	391-364-009	.00	BARRAGAN 26620 BLACK HORSE CIR CORONA, CA	46,000	119,500
			LOUIS 91719		
YR	391-373-008	.00	BURGARD 13121 RICH SPRINGS CORONA, CA	50,000	118,000
			ISAM W 91719		
YR	391-394-002	.00	PETERSEN 13390 CLOUDBURST CORONA, CA	45,900	95,370
			STEVEN D 91719		
YR	391-394-003	.00	HARMON 13382 CLOUDBURST CORONA, CA	45,900	109,140
			RUSSELL D 91719		
YR	391-394-005	.00	SCHMITS 12729 STANHILL DR LA MIRADA, CA	45,900	107,100
			WILLIAM 90638		
YR	391-394-007	.00	GRIFFIN 13350 CLOUDBURST CORONA, CA	45,900	109,140
			PATRICK D 91719		

3/19/91

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PAGE 67

PARCEL ANALYSIS LISTING

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
YR	391-394-008	.00	HALDERMAN THOMAS D 13342 CLOUDBURST CORONA, CA 91719	45,900	89,760
YR	947-103-009	.00	SZUBA TED 18101 WELLBROOK CIR HUNTINGTON BEACH, CA 92647	31,210	110,800
YS	346-110-016	4.97	HOYER ELEANOR P O BOX 975 LAKE ELSINORE, CA 92330	2,550	
YS	346-110-017	4.97	HOYER ELEANOR P O BOX 975 LAKE ELSINORE, CA 92330	2,550	
YS	347-350-003	10.00	TMP TUSCANY OAKS LTD 801 N PARK CENTER DR 233 SANTA ANA, CA 92705	206,040	
YS	347-360-006	6.66	TMP TUSCANY OAKS LTD 801 N PARK CENTER DR 235 SANTA ANA, CA 92705	122,400	
YS	349-020-024	1.80	TERREY RANDALL 1605 WOODBURY DR HARBOR CITY, CA 90710	22,080	
YS	349-060-004	3.29	SHUKLA LAKSHMI 1607 SEABELL CIR CORONA DEL MAR, CA 92625	159,120	
YS	349-060-028	.74	WEISENBERGER NEWCOMB P O BOX 1515 GARDEN GROVE, CA 92642	51,000	

APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PARCEL ANALYSIS LISTING

LAND USE CCDE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
YS	349-100-001	.00	JAMES M 27245 HIGHWAY 74 PERRIS, CA 92370	35,700	
YS	349-400-004	6.08	CALIFORNIA PAC ANN CONF UN 183 N MAIN ST LAKE ELSINORE, CA 92330	352,000	
YS	349-430-006	8.94	L D JOHNSON COMPANIES 1980 POST OAK BLV STE 161 HOUSTON, TX 77056	106,220	
YS	355-142-036	.00	CANYON LAKE PROPERTY OWNER P O BOX 5A CANYON LAKE, CA 92380		
YS	355-300-034	.12	OWNERS UNITS 1 2 3 5 6 9 1 P O BOX 1860 WEST COVINA, CA 91793		
YS	355-370-068	2.08	CANYON CREST DEVELOPMENT I P O BOX 6005 CANYON LAKE, CA 92380		
YS	366-160-071	.83	CANAL YOLANDA P O BOX 88 SOUTH PASADENA, CA 91030	31,210	
YS	367-300-036	2.67	MEYERS DAVID 832 BUNGALOW ST EL SEGUNDO, CA 90245	22,590	
YS	369-510-024	17.99	POYORENA THOMAS 22145 GRAND AVE WILDCHAR, CA 92395	350,510	

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PARCEL ANALYSIS LISTING

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
YS	370-090-004	4.02	MUADI P O BOX 7058 CAPISTRANO BEACH, CA 92624	118,330	
YS	371-141-004	1.52	ELSINORE WATER DIST 16899 LAKESHORE DR LAKE ELSINORE, CA 92330	8,710	
YS	371-120-006	.38	POESNECKER 18470 GRAND AVE LAKE ELSINORE, CA 92330	1,630	
YS	373-081-014	.00	LEVENSON 1222 COLE ST LAKE ELSINORE, CA 92330	5,850	
YS	374-044-003	.00	FINLEY 608A W POTTERY ST LAKE ELSINORE, CA 92330	1,500	
YS	374-172-004	.31	CITY OF LAKE ELSINORE 130 S MAIN LAKE ELSINORE, CA 92330	3,130	
YS	377-350-015	22.95	MISSING LINK INVESTORS II 30713 RIVERSIDE DR NO 202 LAKE ELSINORE, CA 92330	41,830	
YS	379-050-007	5.03	MOSBACHER P O BOX 86 LAKE ELSINORE, CA 92330	56,850	
YS	383-063-002	.00	ZIMMER 17323 ANTHONY LAKE ELSINORE, CA 92330	12,980	

3/19/91

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PAGE 70

PARCEL ANALYSIS LISTING

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
YS	383-104-029	.00	HAYES LOUIS 1744 STATE HIGHWAY 506 VADER, WA 98593	4,080	
YS	386-171-056	.01	EASTERN MUNICIPAL WATER DI P O BOX 8300 SAN JACINTO, CA 92383	530	
YS	389-132-001	1.71	RODRIGUEZ AMELIA 19273 CONSUL CORONA, CA 91719	10,400	
YS	390-130-021	6.41	BRIGHTON ALBERHILL ASSOC 505 N TUSTIN AVE STE 250 SANTA ANA, CA 92705	171,360	
YS	391-170-006	14.26	SOONHO WILLIE 485 GIANO AVE LA PUENTE, CA 91744	14,080	
YY	347-194-018	.00	HILL BILL 20958 ELBERTA RD LAKE ELSINORE, CA 92530	14,070	2,810
YY	349-040-020	5.52	GASTEIGER MARC P O BOX 922 LAKE ELSINORE, CA 92530	21,950	2,700
YY	349-240-052	4.58	SNEAD ERVIN 20640 LITTLE VALLEY RD PERRIS, CA 92370	50,670	2,810
YY	353-171-030	.00	VIAN FRED P O BOX 5038 CANYON LAKE, CA 92380	24,840	81,400

3/19/91

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
PARCEL ANALYSIS LISTING

PAGE 71

LAND USE CCDE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
YY	354-052-027	.00	JOYCE EDWARD P O BOX 4365 CANYON LAKE, CA 92380	28,720	198,730
YY	354-071-012	.00	SCALZO PHILIP P O BOX 7134 CANYON LAKE, CA 92380	53,060	212,260
YY	355-092-034	.00	NESS ELMER P O BOX 5292 CANYON LAKE, CA 92380	14,660	232,890
YY	362-302-019	1.48	GILLESPIE JAMES R 24400 CITRUS HILL LAKE ELSINORE, CA 92330	81,600	61,200
YY	365-030-041	5.94	MANUELL PHILIP 76273 FAIRWAY DR INDIAN WELLS, CA 92260	29,560	3,500
YY	367-030-021	1.10	KRUEGER CARLOTT 12133 S COLIMA WHITTIER, CA 90604	37,620	5,200
YY	368-170-029	1.10	CLSON REX S 20760 PALOMAR LAKE ELSINORE, CA 92330	36,680	7,090
YY	369-061-016	1.76	WILDOMAR CEMETERY ASSN P O BOX 82 WILDOMAR, CA 92395	40,750	7,060
YY	369-072-042	.18	PILATTI PETE S 21470 MAPLE WILDOMAR, CA 92395	26,010	80,110

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
PARCEL ANALYSIS LISTING

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
YY	369-143-024	.00	WOODY LAWRENCE 2905 OHIO ST SOUTH GATE, CA 90280	4,380	2,870
YY	369-280-004	1.00	BOYLE LESLIE 11550 SANTA GERTRUDE 127 WHITTIER, CA 90604	39,780	91,530
YY	369-430-009	3.05	SUM KIKOM 2845 WALTERS AVE NORTHBROOK, IL 60062	754,800	1,220
YY	369-520-018	1.52	GRIFFIN HOMES PARTNERSHIP 11800 STERLING AVE NO 0 RIVERSIDE, CA 92503	163,200	15,300
YY	369-520-020	3.44	HEIDEN WILLIAM P O BOX 12042 SANTA ANA, CA 92712	44,310	35,400
YY	369-580-009	3.27	WILLHITE WESSLEY 36160 ARNET WILDOMAR, CA 92395	56,300	181,840
YY	370-270-036	.96	BERGIN RAYMOND 32355 BILTON WAY LAKE ELSINORE, CA 92530	46,920	61,020
YY	370-352-002	.00	MARTINEZ JOHN P O BOX 5938 CHULA VISTA, CA 92012	29,580	58,220
YY	373-221-044	.00	DEYANPERT ELNORA 4822 S. MILTON AVE LOS ANGELES, CA 90062	1,970	9,720

3/19/91

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
PARCEL ANALYSIS LISTING

PAGE 73

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
YY	373-235-017	.00	CITY OF LAKE ELSINORE 130 S MAIN LAKE ELSINORE, CA 92330	1,060	8,940
YY	375-342-021	.00	LESTER LARRY 121 N FULLER ST LOS ANGELES, CA 90036	22,970	126,350
YY	375-344-015	.00	ATILANO FAUSTO 473 E 13TH ST AZUSA, CA 91702	31,830	100,810
YY	375-350-039	.00	NIELSEN RODNEY P O BOX 4807 CANYON LAKE, CA 92380	33,780	49,040
YY	378-261-001	.00	BUCK WILLIAM 29610 MAGUE LAKE ELSINORE, CA 92330	6,030	2,080
YY	378-311-035	.00	MATHIAS GEORGE S 30205 HURSH LAKE ELSINORE, CA 92330	2,220	24,250
YY	379-203-005	.00	TAPIA THERESA P O BOX 1233 SANTA MONICA, CA 90406	1,870	17,790
YY	379-272-010	.02	METHODIST EPISCOPAL CHURCH 183 N MAIN ST LAKE ELSINORE, CA 92330	240	1,040
YY	381-120-007	.00	ESCHRICH ENTERPRISES INC 1130 W OLIVE BURBANK, CA 91506	23,680	59,160

RIVERSIDE COUNTY
 APPENDIX A
 ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PARCEL ANALYSIS LISTING

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
YY	381-140-022	.90	MCILRATH 17300 GRAND LAKE ELSINORE, CA	48,270	24,130
			ROBERT A 92330		
YY	381-242-042	.00	STOHLER 2865 MARQUETTE DR TOPANGA, CA	7,990	240
			TERRENC 90290		
YY	382-130-030	1.45	FELSBURG 19847 PALOMAR ST LAKE ELSINORE, CA	33,720	21,430
			KEITH 92330		
YY	383-091-011	.00	KRUGER 17655 HAYES AVE LAKE ELSINORE, CA	21,220	1,020
			PAUL 92330		
YY	383-171-030	.20	SKAGGS 33567 ADELFA ST LAKE ELSINORE, CA	21,710	123,250
			92330		
YY	947-072-007	.18	PULTE HOME CORP 270 NEWPORT CENTER DR NEWPORT BEACH, CA	12,540	178,750
			92660		
YY	947-072-008	.17	PULTE HOME CORP 270 NEWPORT CENTER DR NEWPORT BEACH, CA	12,540	148,970
			92660		
YY	947-153-004	.00	DONOHOO 36273 PROVENCE MURRIETA, CA	31,210	112,360
			JON D 92362		
YY	947-153-006	.00	CORDOVA 36249 PROVENCE MURRIETA, CA	31,210	105,080
			HENRY D 92362		

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
PARCEL ANALYSIS LISTING

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
YY	947-160-008	.00	YOUNG 36358 PROVENCE MURRIETA, CA	31,210	125,880
			ROBERT D 92362		
YY	947-160-011	.00	LEWIS 36378 PROVENCE MURRIETA, CA	36,410	122,760
			WILLIAM D 92362		
YY	947-160-012	.00	ESTABROOK 36384 PROVENCE MURRIETA, CA	31,210	96,750
			CLARA D 92362		
YY	947-160-015	.00	HARTMAN 722 CODY LN ESCONDIDO, CA	41,610	115,480
			BRADLEY 92025		
YY	947-160-018	.00	HAASE 36377 PROVENCE MURRIETA, CA	36,410	92,590
			HAROLD D 92362		
YY	947-160-022	.00	BEYER 36333 PROVENCE MURRIETA, CA	31,210	120,680
			WANDA D 92362		
YY	947-182-038	.00	SANDS 39670 ALMANSA CT MURRIETA, CA	13,530	14,480
			WILLIAM 92362		
YY	947-182-039	.00	BEUTZ 39660 ALMANSA CT MURRIETA, CA	13,530	11,010
			GREGORY 92362		
YY	947-182-041	.00	TEWES 39640 ALMANSA CT MURRIETA, CA	13,530	11,010
			THOMAS 92362		

3/19/91

RIVERSIDE COUNTY
APPENDIX A
ELSINORE VALLEY MUNICIPAL WATER DISTRICT

PARCEL ANALYSIS LISTING

LAND USE CODE	PARCEL NUMBER	ACRES	NAME AND ADDRESS	LAND VALUE	IMPROVEMENT VALUE
YY	947-282-004	.00	OAK HILLS ASSOC 3191 AIRPORT LOOP DR NO A COSTA MESA, CA 92626	15,120	151,980
YY	947-293-001	.00	ACACIA CONST INC 1021 W BASTANCHURY RD FULLERTON, CA 92633	20,580	123,420
TOTALS	677	4,078.25		24,927,870	19,342,210

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57