



RANCHO SAN FELIPE

Olive Orchard

PROPERTY REPORT

ADDRESS: 130 Acres *along* San Felipe Road, Warner Springs, CA 92086

DESCRIPTION: A 130 acre ranch property located in Rancho San Felipe is home to the San Felipe Olive Orchard, located at the base of the San Felipe Hills in the historic, feel-good back country community of Warner Springs, California. This scenic, well-manicured property offers three quarters of a mile frontage along San Felipe Road, Highway S2 in San Diego County. The infrastructure has been designed for an expandable orchard, a custom home, or an on-site business. 700 olive trees containing 3 varieties, ranging in age from 5-9 years, line the driveway which leads to the large elevated home site. This incredible property is established for growth and development and is equipped with a well that produces abundant and pure water, 3,000 gallon storage tank, solar, irrigation, driveway, house pad and barn.

PRICE: \$495,000.00

APN: 196-290-02, 23, 24, & 26

MLS: 170007917

CONTACT: Donn Bree Donn@Donn.com www.DONN.com

800-371-6669

RANCHO SAN FELIPE

130 Acres along San Felipe Road, Warner Springs, CA 92086

\$495,000



The 130 acre *Rancho San Felipe* is home to the *San Felipe Olive Orchard*, located at the base of the San Felipe Hills in the historic, feel-good backcountry community of Warner Springs, California. The scenic, well-manicured property offers three quarters of

a mile frontage along San Felipe Road, Highway S2 in San Diego County. The infrastructure has been designed for an expandable orchard, a custom home, or an on-site business. 700 hundred olive trees, ranging in age from 5-9 years, line the driveway which leads to the large elevated home site. The views capture the breathtaking valley, the quiet and scenic San Felipe Road and the Volcan Mountain Range. The well water is abundant and pure. The well is presently powered by a solar pump. Water reservoir includes a 3,000 gallon holding tank which is easily filled in full sun. Water volume can be increased by tying into public power, which is at the property boundary. Increasing the number of solar panels and installing a larger pump is also another option for increasing water production. Irrigation to the olive trees has already been established with current quality technology. The opportunities and expandability for this 130 acre, gently sloped, all usable property are limited only by your imagination. This is a perfect opportunity to create a unique development of olive groves, vineyards, and a quiet retreat for family and friends.



CREB# 01109566

NMLS# 243741



RED HAWK REALTY

Junction Hwy 78 & Hwy 79

Santa Ysabel, CA 92070

Donn@Donn.com

Www.DONN.com

We Know The Back Country!



APN 196-290-02, 23, 24, & 26



The Union of Economics and Lifestyle

The terrain gently slopes, providing excellent drainage and soil-creation environment. With only 5 acres planted, this site offers the perfect opportunity for expansion. Farming operations are centered around a metal barn on the property.

Situated along the frontage of the property is the five acre San Felipe olive orchard, planted in 2007 and now entering peak production. Three varieties of olive oil trees evenly divide the orchard into three blocks totaling approximately 700 trees. The olive varieties are a Tuscan Blend of *Frantoio*, *Casaliva*, and *Pendolino*; the Spanish *Arbequina*; and the Greek *Koroneiki*. Production is already topping 2 tons and approaching 100 gallons of Extra Virgin Olive Oil, the highest quality and most expensive olive oil classification.



“We Know The Back Country!”

Lots/LandMLS #: **170007917**Address: **0 San Felipe Rd. 0**City,St: **Warner Springs, CA** Zip: **92086**Current Status: **ACTIVE**Current Price: **\$495,000**Original Price: **\$495,000**

Sold Price:

Community: **WARNER SPRINGS**Neighborhood: **San Felipe**

Complex:

Restrictions: **Call Agent**MandRem **None Known**Client Preferred **1**

MT

DOMLS **0**List Date: **2/15/2017**

COE Date:

Short Sale: **No**

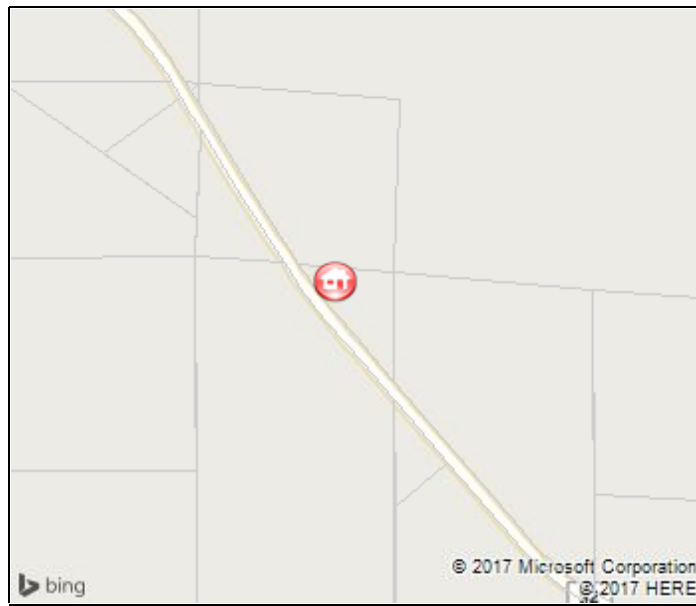
Parcel Map:

Tentative Map:

APN#2:

APN#3:

APN#4:

Virtual Tour**Directions:**

A 130 acre ranch property located in Rancho San Felipe is home to the San Felipe Olive Orchard, located at the base of the San Felipe Hills in the historic, feel-good back country community of Warner Springs, California. This scenic, well-manicured property offers three quarters of a mile frontage along San Felipe Road, Highway S2 in San Diego County.

Home Owner Fees:

Other Fees: **0.00**Other Fee Type: **N/K**CFD/Mello-Roos: **0.00**Total Monthly Fees: **0**Terms: **Other/Remarks**

Assessments:

Approx # of Acres: **130.0000**

Approx Lot SqFt:

Lot Size: **20+ AC**Assessors Parcel: **196-290-02-00**

Zoning:

Wtr Dist: **OUT OF AREA**School Dist: **Warner**

/ Assessor Record

Boat Facilities:

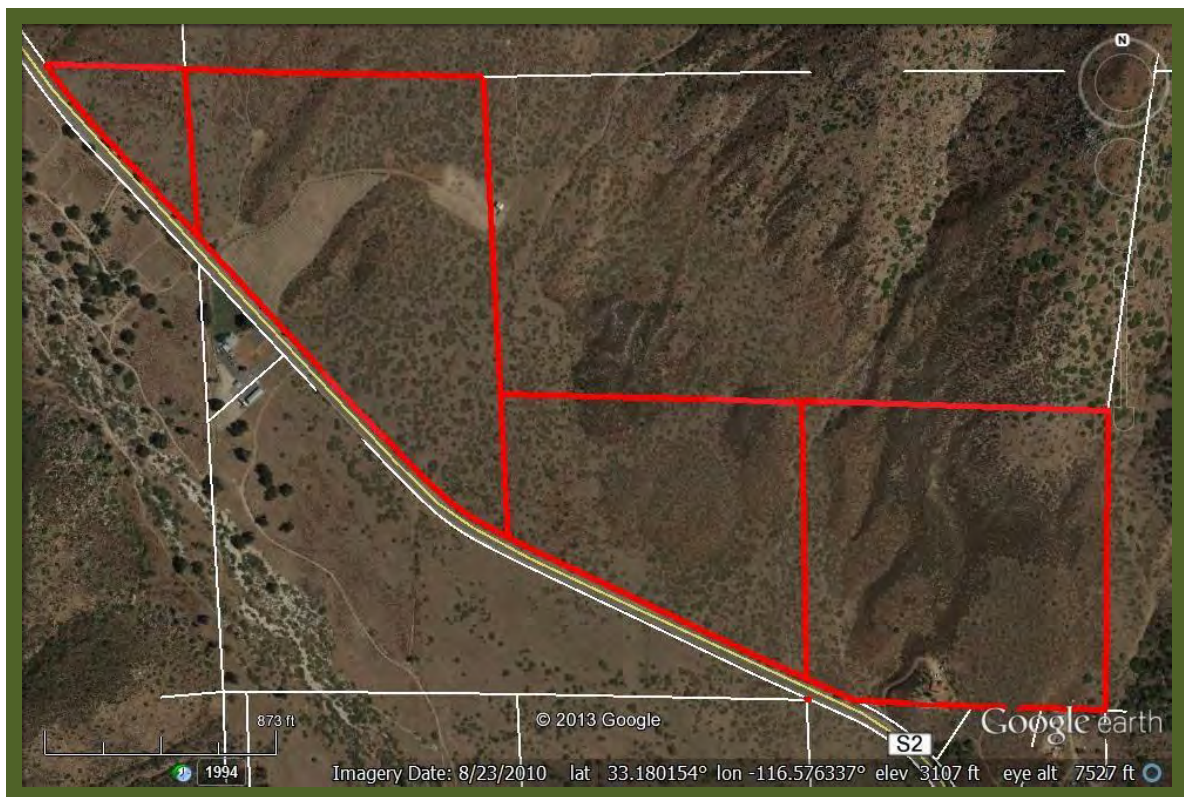
Age Restrictions: **N/K****Complex Features** N/K**Current Use** Grove, Natural Vegetation, Residential**Development** Other/Remarks**Fencing** Partial, Other/Remarks**Frontage** N/K**Highest Best Use** Agriculture, Recreational, Residential**Irrigation** Drip**Pool** N/K**Pool Heat** None Known**Possession** Call Listing Agent**Sewer/Septic** Other/Remarks**Site** N/K**Structures** Out Buildings, Shed**Additional Property Use** Grove**Prop. Restrictions Known** None Known**Home Owners Fee Includes** N/K**Terms** Other/Remarks**Topography** Level, Rolling**Utilities Available** Other/Remarks**Utilities to Site** Other/Remarks**View** Mountains/Hills, Panoramic**Water** Well on Property**FrntgDim****LotDimApx****LndUse****Animal Designation Code****Approved Plans****Jurisdiction**

The infrastructure has been designed for an expandable orchard, a custom home, or an on-site business. 700 olive trees of 6 varieties, ranging in age from 5-9 years landscape the driveway which leads to the large elevated home site. This incredible property is established for growth and development and is equipped with a well that produces abundant and pure water, 3,000 gallon storage tank, solar, irrigation, driveway, house pad and barn. The infrastructure has been designed for an expandable orchard, a custom home, or an on site business. The well is capable of producing more water by electricity hook-up, which is available at the corner of the property. The irrigation to the olive trees has already been established with quality technology and gravity flow. An increase in solar panels and a larger pump is also another option for water proliferation. This is a perfect possibility to pioneer a property into a unique development of olive groves, vineyards, and a quiet retreat for family and friends.



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PROPERTY DESCRIPTION



RANCHO SAN FELIPE

*Olive Orchard
&
Home Site*

196-290-02, 23, 24, & 26
130 Acres *along* San Felipe Road
Warner Springs, CA 92086



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INTRODUCTION & OVERVIEW

The **130 acre Rancho San Felipe** is home to the *San Felipe Olive Orchard*, located at the base of the San Felipe Hills in the historic, feel-good backcountry community of Warner Springs, California. This scenic, well-manicured property offers three quarters of a mile frontage along San Felipe Road, Highway S2 in San Diego County. The terrain gently slopes, providing excellent drainage and soil-creation environment. With only 5 acres planted, this site offers the perfect opportunity for expansion. Farming operations are centered around a metal barn on the property.

Situated along the frontage of the property is the five acre *San Felipe Olive Orchard*, planted in 2007 and now entering peak production. Three varieties of olive oil trees evenly divide the orchard into three blocks totaling approximately 700 trees. The olive varieties are a Tuscan Blend of *Frantoio*, *Casaliva*, and *Pendolino*; the Spanish *Arbequina*; and the Greek *Koroneiki*. Production is already topping 2 tons and approaching 100 gallons of Extra Virgin Olive Oil, the highest quality and most expensive olive oil classification.

The orchard is entirely irrigated using *quality drip irrigation* technology, controlling the irrigation of four independent sections of with automatic timers. Water for this automated and sustainable system is drawn from a quality water well using solar technology into a water storage tank at a rate of about 3000 gallons daily. Water is then delivered to the orchard through gravity, minimizing the power requirements for the operation and increasing the profits for the business.

The *San Felipe Olive Orchard* and Home Site allows for expansion, growth and an amazing palate for gardens, varietal orchards, vineyards and multiple structures. The California olive oil demand is projected to grow 20% annually over the next decade. The trend of consumers favoring fresh local food is expected to continue.

NATURAL SETTING

Ancient oaks, high desert chaparral, and rock formations in the general area give this site privacy and character. The surrounding area is sparsely populated with custom homes and ranches blending into a landscape of rolling hills and valleys. Wildlife is abundant in the area: deer, turkey, bobcats and fox roam freely, while raptors and other rare species of animals can still be found here because of the abundance of water and cover in this rural area.



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AREA INFORMATION

Agriculture and tourism are the dominant economic activities in the Warner Springs area. Horse and cattle ranches are the backdrop for the landscape of light residential development. Gaming and recreational activities are important financial contributors, signaling the transition from agriculture into a more varied and stable economic base in the immediate area. Vineyards and tasting rooms have become a trending business in the back country of San Diego. Olive orchards are frequently inquired about in the real estate market, but not as commonly established in the east county of San Diego. There are many fine restaurants and lodging accommodations in the surrounding area of this centrally, yet privately located property.

Recreation & Lifestyle

There are many recreational activities available in the area: the California Riding and Hiking Trail, the popular Pacific Crest Trail, golfing at Warner's Ranch (which is presently undergoing a 50 million dollar renovation), Borrego Springs, hunting, fishing, dining, wine tasting along the nearby San Diego-Temecula wine country corridor, and a variety of other opportunities for each family member. The newly opened Santa Ysabel Open Space Preserve offers excellent riding trails connecting the Santa Ysabel, Wynola, and Julian communities. The famous Hale Observatory on Palomar Mountain is less than 30 minutes away.

85 Frantoio
22 Pendolino
12 Rows

96 Casa Liva
14 Pendolino
7 Rows

3 AC. Net
acing 12' X 18' rows

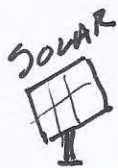
5 Trees Orchard
Trees Driveway
5 TOTAL

Koroneiki
223 Trees
13 Rows

Arbequina
215 Trees
9 Rows

41 Rows Total

720' 0"



50' 0"

50' 0"

46' 0"

84' 0"

156' 0"

84' 0"

Property Line

Hwy S2



County of San Diego, Planning and Development Services: Zoning Ordinance Summary

PARCEL: 1962902600

Report generated 3/15/2014 6:46:35 AM

Staff Person: _____

Zoning & General Plan Information

APN: 1962902600

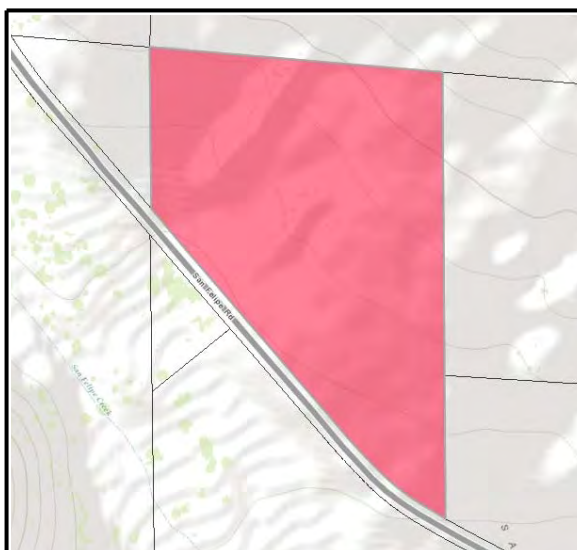
Legal Lot: _____

Community Plan: North Mountain

Planning Group:

Regional Category: Rural

General Plan Designation: RURAL LANDS (RL-80)
1 DU/80 AC



Parcel highlighted in red

**KEEP THIS FORM AND BRING IT WITH YOU EACH
TIME YOU VISIT THE ZONING COUNTER FOR**

ZONE		
USE REGULATIONS	A70	
ANIMAL REGULATIONS	O	
DEVELOPMENT REGULATIONS	Density	-
	Lot Size	8AC
	Building Type	C
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	G
	Lot Coverage	-
	Setback	C
	(Contact your Fire Protection District for additional setback requirements)	
Open Space	-	
SPECIAL AREA REGULATIONS	-	

PURPOSE OF THIS BROCHURE

This brochure is intended to summarize the regulations of the Zoning Ordinance which are specified in the "Zone Box." You should refer to the complete Zoning Ordinance text for further information. Additionally, please review the General Plan and appropriate Community Plan for additional information and/or requirements not included in this brochure for development projects.

WHERE TO GET MORE INFORMATION

Welcome to the Zoning Information Counter in Planning and Development Services, 5510 Overland Ave, Suite 110, San Diego (Kearny Mesa), or call (858) 565-5981 or Toll Free (888) 267-8770. You can also visit the County's website for more zoning information: <http://www.sdcounty.ca.gov/pds/zoning/formfields/PDS-444.pdf>

AGRICULTURAL USE REGULATIONS

A70 LIMITED AGRICULTURAL USE REGULATIONS

2700 INTENT.

The provisions of Section 2700 through Section 2709 inclusive, shall be known as the A70 Limited Agricultural Use Regulations. The A70 Use Regulations are intended to create and preserve areas intended primarily for agricultural crop production. Additionally, a limited number of small farm animals may be kept and agricultural products raised on the premises may be processed. Typically, the A70 Use Regulations would be applied to areas throughout the County to protect moderate to high quality agricultural land.

2702 PERMITTED USES.

The following use types are permitted by the A70 Use Regulations:

- a. Residential Use Types.
 - Family Residential
- b. Civic Use Types.
 - Essential Services
 - Fire Protection Services (see Section 6905)
- c. Agricultural Use Types.
 - Horticulture (all types)
 - Tree Crops
 - Row and Field Crops
 - Packing and Processing: Limited
 - Packing and Processing: Wholesale Limited Winery

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))

(Amended by Ord. No. 9422 (N.S.) adopted 1-9-02)

2703 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the A70 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

- a. Residential Use Types
 - Mobile home Residential "18"
- b. Commercial Use Types
 - Animal Sales and Services: Veterinary (Large Animals) "6"
 - Animal Sales and Services: Veterinary (Small Animals) "6"
 - Cottage Industries "17" (see Section 6920)
 - Recycling Collection Facility, Small "2"
 - Recycling Processing Facility, Wood and Green Materials "3"
- c. Agricultural Use Types
 - Packing and Processing: Boutique Winery "22" (see Section 6910)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)

(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)

(Amended by Ord. No. 6783 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

(Amended by Ord. No. 9940 (N.S.) adopted 6-18-08)

2704 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the A70 Use Regulations upon issuance of a Minor Use Permit.

a. Residential Use Types.

Farm Labor Camps (See Section 6906); except that a Minor Use Permit shall not be required for a Farm Labor Camp for which a Use Permit is prohibited under Section 17021.5 or Section 17021.6 of the California Health and Safety Code.

b. Civic Use Types.

Law Enforcement Services

Minor Impact Utilities

Small Schools

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))

(Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)

(Amended by Ord. No. 7964 (N.S.) adopted 8-14-91)

(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)

2705 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the A70 Use Regulations upon issuance of a Major Use Permit

a. Residential Use Types.

Group Residential

b. Civic Use Types.

Administrative Services

Ambulance Services

Child Care Center

Clinic Services

Community Recreation

Cultural Exhibits and Library Services

Group Care

Lodge, Fraternal and Civic Assembly

Major Impact Services and Utilities

Partying Services

Postal Services

Religious Assembly

c. Commercial Use Types.

Agricultural and Horticultural Sales (all types)

Explosive Storage (see Section 6904)

Participant Sports and Recreation: Outdoor

Transient Habitation: Campground (see Section 6450)

Transient Habitation: Resort (see Section 6400)

d. Agricultural Use Types.

Agricultural Equipment Storage

Packing and Processing: Winery
Packing and Processing: General
Packing and Processing: Support
e. Extractive Use Types.
Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6134 (N.S.) adopted 7-22-81)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)

Animal Schedule

(Part of Section 3100)

ANIMAL USE TYPE (See Note 4)	Restrictions and Density Range	DESIGNATOR																									
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X		
ANIMAL SALES AND SERVICES: HORSE STABLES																											
(a) Boarding or Breeding	Permitted							X	X	X						X									X	X	
	MUP required										X		X	X	X							X	X				
	ZAP required				X	X	X																				
(b) Public Stable	Permitted															X									X		
	MUP required				X	X	X				X		X	X	X							X	X		X		
	ZAP required							X	X	X																	
ANIMAL SALES AND SERVICES: KENNELS (see Note 1)	Permitted															X			X		X						
	Permitted provided fully enclosed							X	X	X																	
	MUP required												X	X	X								X	X			
	ZAP required				X	X	X	X	X	X																	
	One acre + by MUP	X	X	X																							
ANIMAL RAISING (see Note 6)																											
(a) Animal Raising Projects (see Section 3115)	Permitted							X	X	X																X	
	½ acre+ by ZAP				X	X	X				X		X	X	X	X	X						X	X			
	1 acre+ by MUP	X	X	X																							
(b) Small Animal Raising (includes Poultry)	Permitted												X	X	X	X								X			
	½ acre+ permitted							X	X	X																	
	100 maximum											X															
	25 maximum				X	X	X				X		X					X	X				X		X		
	½ acre+: 10 max	X	X	X																							
	Less than ½ acre: 100 Maximum							X	X	X																	
	½ acre+ 25 max by ZAP	X	X	X																							
	100 max by ZAP				X	X	X																			X	
	MUP required												X														
(c) Large Animal Raising (Other than horsekeeping)	4 acres + permitted															X								X			
	8 acres + permitted							X	X	X																	
	2 animals plus 1 per ½ acre over 1 acre				X	X	X																		X		
	4 animals plus 4 for each ½ acre over ½ acre							X	X	X																	
	1 ½ acres or less: 2 animals											X	X	X	X	X								X			
	1 ½ to 4 acres: 1 per ½ acre											X	X	X	X	X								X			
	4 acres+, 8 animals + 1 cow or sheep per 1 acre over 4 acres											X	X	X	X												

ANIMAL USE TYPE (See Note 4)	Restrictions and Density Range	DESIGNATOR																									
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X		
(See Note 2)	2 animals										X						X	X	X				X		X		
	4 acres plus by MUP											X			X												
	½ acre plus 2 animals per ½ acre by ZAP	X	X	X																					X		
	Grazing Only																				X	X					
(d) Horse keeping (other than Animal Sales and Services: Horse Stables)	Permitted							X	X	X	X	X	X	X	X	X	X	X	X			X	X	X	X		
	2 horses + 1 per ½ acre over 1 acre				X	X	X																				
	ZAP required				X	X	X																				
	½ acre plus by ZAP	X	X	X																							
(e) Specialty Animal Raising: Bees (See Title 6, Division 2, Chapter 9, County Code) (See Note 7)	Permitted				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
	ZAP Required	X	X	X																							
(f) Specialty Animal Raising: Wild or Undomesticated (See Note 3)	ZAP Required				X	X	X	X	X	X			X	X	X	X	X			X	X	X		X			
(g) Specialty Animal Raising: Other (Excluding Birds)	25 maximum				X	X	X				X	X	X				X	X	X	X	X		X		X		
	25 maximum by ZAP	X	X	X																							
	25 plus by ZAP				X	X	X				X	X	X	X			X			X	X	X	X		X		
	Permitted							X	X	X					X	X									X		
(h) Specialty Animal Raising: Birds	25 maximum				X	X	X					X					X	X	X	X	X						
	100 maximum							X	X	X	X	X					X						X				
	Additional by ZAP	X	X	X				X	X	X	X	X	X				X					X	X				
	Permitted													X	X	X								X	X		
(i) Racing Pigeons	100 Maximum										X	X											X				
	100 Max 1/acre plus																X										
	Permitted												X	X	X	X	X							X	X		
ANIMAL ENCLOSURE SETBACKS (See Section 3112)																											
Most Restrictive		X			X			X			X	X	X	X	X	X	X	X	X	X	X	X	X	X			
Moderate			X			X			X																		
Least Restrictive				X			X			X															X		

MUP = Major Use Permit

+ = plus

ZAP = Minor Use Permit

Notes:

1. Dogs and cats not constituting a kennel are accessory uses subject to the Accessory Use Regulations commencing at Section 6150
2. On land subject to the "S" and "T" Animal Designators, grazing of horses, bovine animals and sheep permitted provided no buildings, structure, pen or corral shall be designated or used for housing or concentrated feeding of animals, and the number of such animals shall not exceed 1 animal per ½ acre of land.
3. One wild or undomesticated animal, kept or maintained in conformance with State and local requirements, is an accessory use subject to the Accessory Use Regulations commencing at Section 6150, and is not subject to the Animal Schedule. (Amended by Ordinance Number 7432 (N.S.) adopted January 6, 1988.)
4. The Animal Schedule does not apply to small animals, specialty animals, dogs or cats which are kept for sale in zones where the Retail Sales, General Use type is permitted provided that all activities are conducted entirely within an enclosed building, the building is completely soundproof, there are no outside runs or cages, no boarding of animals, no outside trash containers and no offensive odors.
5. Chinchillas are considered small animals except that a MUP may be approved for more than 25 chinchillas on property with the "L" Designator.
6. The number of animals allowed is per legal lot.
7. Beekeeping must be located at least 600 feet from any habitable dwelling unit, other than such dwelling unit owned by the person owning the apiary.

3112

3112 ANIMAL ENCLOSURE SETBACK TABLE.

Notwithstanding the provisions of an applicable setback designator, enclosures containing the animal-related use types listed in Section 3110 shall have the minimum setbacks specified in the Animal Enclosure Setback Table. The Animal Enclosure Setback Table is incorporated into this section, and all references to this section shall include references to it. Animals subject to the Animal Setback Table must be confined within the appropriate enclosure.

ANIMAL ENCLOSURE LOCATION	ANIMAL ENCLOSURE SETBACKS (a)		
	MOST RESTRICTIVE (b)	MODERATE (b)	LEAST RESTRICTIVE (b)
Distance from Street Center Line	Same as for main building(c)	Same as for main building	Zero (0) feet (from street line)
Distance from Interior Side Lot Line	15 feet	Five(5)feet	Zero (0) feet for open enclosure. Five (5) feet for roofed enclosure.
Distance from Rear Lot Line	10 feet	Zero (0) feet for open enclosure. Five(5)feet for roofed enclosure.	Zero (0) feet

NOTES:

- a. Animal enclosure includes pens, coops, hutches, stables, barns, corrals, and similar structures used for the keeping of poultry or animals.
- b. A fenced pasture containing a minimum of 2 acres, with no building used for human habitation and having no interior cross-fencing, is exempt from the animal enclosure setback requirements.
- c. Refer to applicable setback designator and setback schedule at Section 4810.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 7432 (N.S.) adopted 1-06-88)
 (Amended by Ord. No. 7740 (N.S.) adopted 3-28-90)
 (Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)