

Approximately 459 Acres- Belle Meadows

SWC Lake Mathews Drive and Dawson Creek Road | Riverside County

- Within Close Proximity to I-15 and I-215, Major Freeways Offering Residents
- Access to Riverside, Los Angeles, Orange and San Diego Counties
- 18 parcels
- Expired TM for 249 lots

ASKING PRICE: \$4,950,000

Lake Mathews

Gajalco-Rd

Dawson-Canyon-Rd

Lake-Mathews-Dr

subject
property

Goldfield Rd

Harness Hill Dr

Estelle Mountain-Rd

Gavilan Springs-Rd

*NOT TO SCALE

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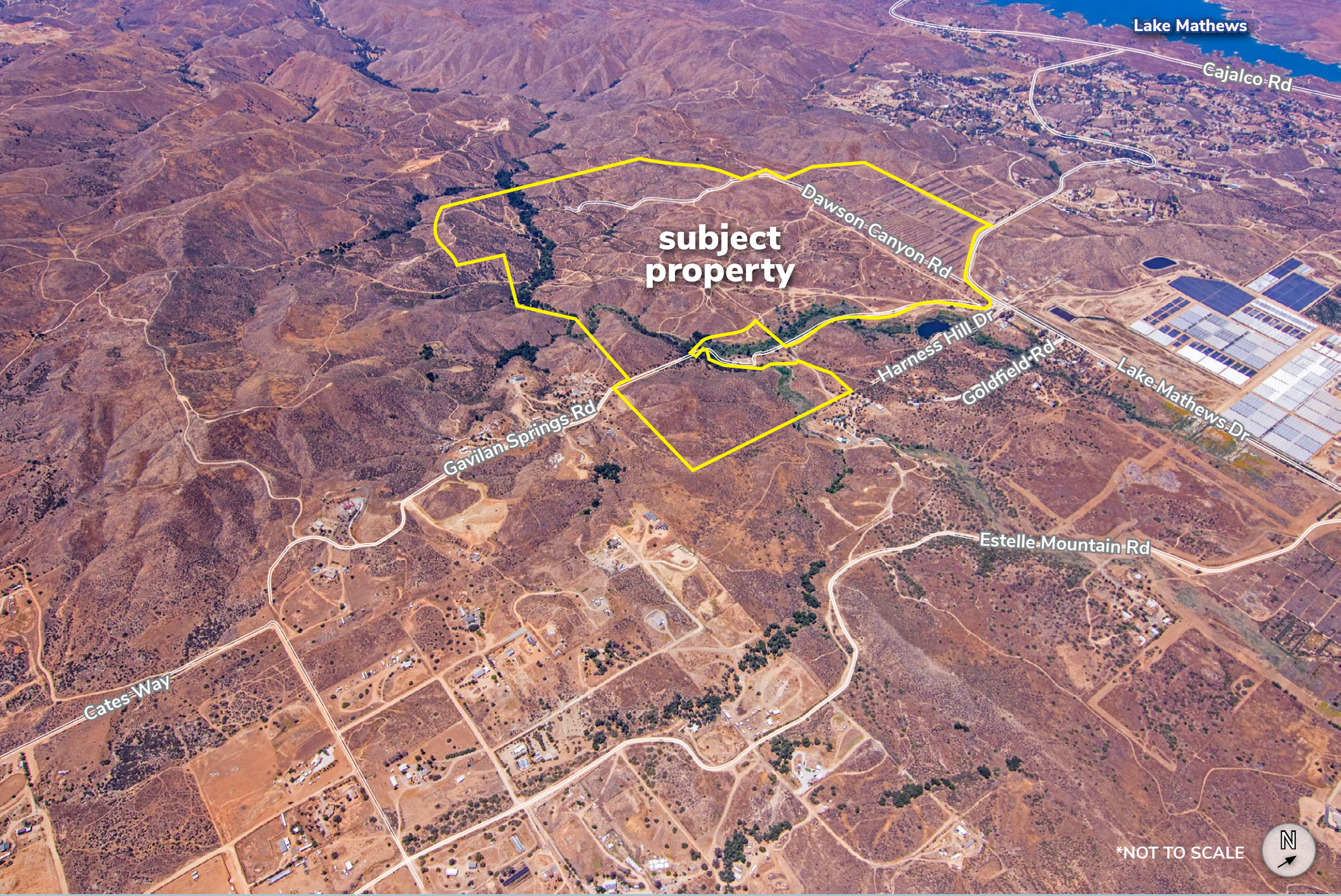
 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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**subject
property**

Lake Mathews

Cajalco Rd

Dawson Canyon Rd

Gavilan Springs Rd

Harness Hill Dr

Goldfield Rd

Lake Mathews Dr

Estelle Mountain Rd

Gates Way

*NOT TO SCALE







Perris Reservoir

Cajalco Rd

Gavilan Rd

Lake Mathews

Lake Mathews Dr

Dawson Canyon Rd

**subject
property**

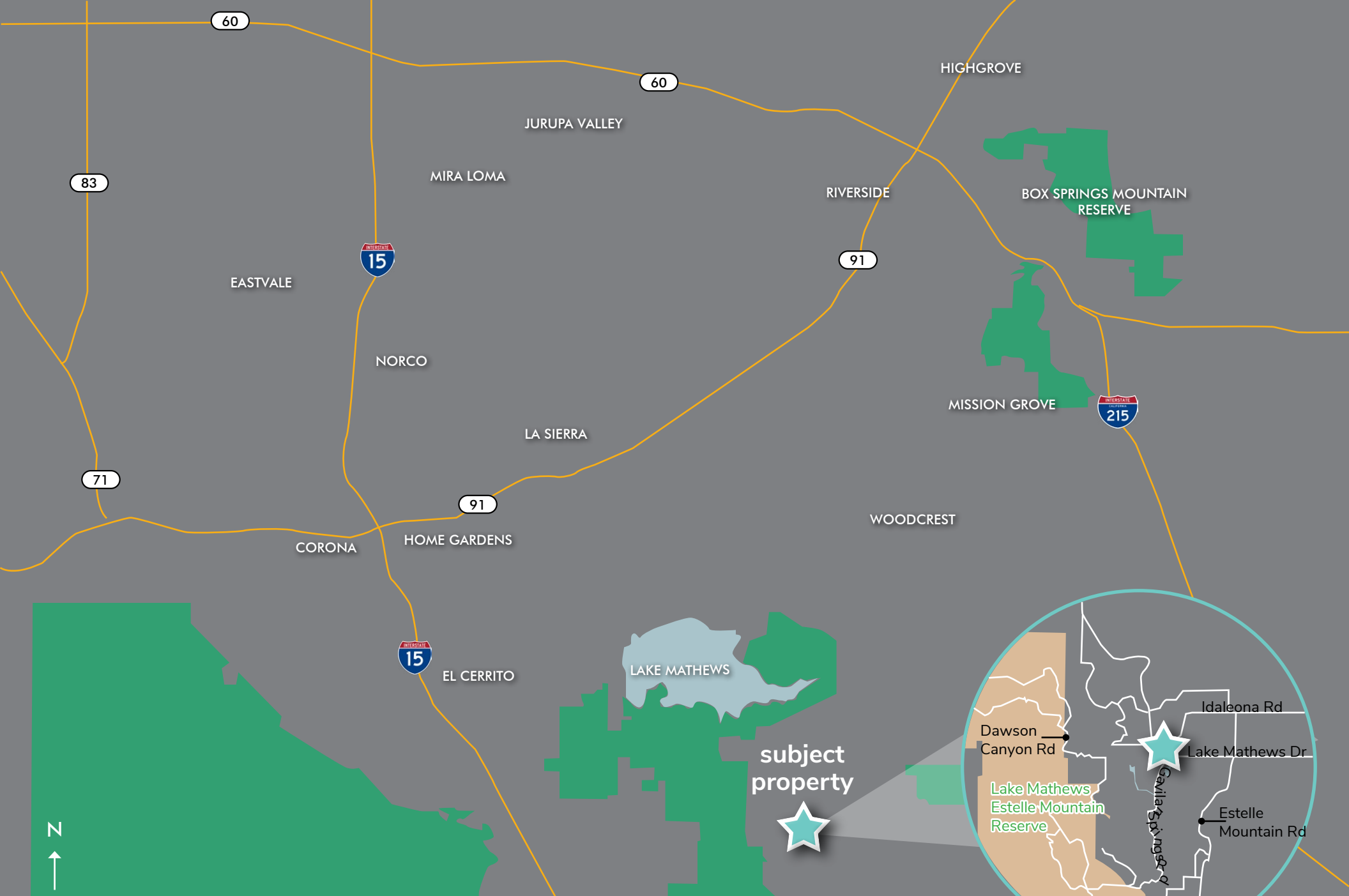
Estelle Mountain Rd

Gavilan Springs Rd

Gates Way

*NOT TO SCALE





location map

property information

location:

The subject property is within the Belle Meadows Specific plan just south of Lake Mathews. It is approximately 10 miles east of I-15 and 15 miles west of I-215, allowing residents easy access to major freeways Riverside, Los Angeles, Orange and San Diego County.

property description:

The site is ideal for a private retreat, agricultural or farming uses, other recreational uses, large lots or a residential compound.

jurisdiction:

County of Riverside

zoning:

Residential Agriculture (RA) and Specific Plan (SP198)

[Click here to view RA zoning](#)

general plan:

Rural Residential (R:RR)

Rural Community- Very Low Density Residential

Rural Mountainous (R:RM)

Open Space- Conservation (OS:C)

Open Space: Recreation (OS:R)

Open Space: Water (OS:W)

[Click here to view General Plan](#)

min lot size:

Varies- 1, 2, 2 ½, 5 and 10-acre minimums

topography:

Rolling

school district:

Perris Elementary School District

Perris Union High School District

services:

Electric Southern California Edison

Gas Private- Propane

Water Western Municipal Water District

Sewer Septic

property information

APN	Acreage	Zoning	General Plan	Minimum Lot Size
289-130-014	46.19	R-A-2 1/2	RR	5 acres
289-140-011	35.27	R-A-1	RC-VLDR	1 acre
289-140-012	6.46	R-A-1	RC-VLDR	1 acre
289-140-013	22.33	R-A-1	RC-VLDR	1 acre
289-140-014	22.4	R-A-1 & R-5	RC-VLDR & OS-R	1 acre
289-140-015	2.01	R-A-1	RC-VLDR	1 acre
289-140-016	148.61	R-A-1 & R-A-1 1/4	RC-VLDR & OS-C	1 acre
289-150-018	12.6	R-A-5	RM	10 acres
289-150-019	10.43	R-A-5	RM	10 acres
289-150-021	31.99	R-A-1 & R-A-1 1/4	RC-VLDR & OS-C	1 acre
289-150-022	32.15	R-A-1 & R-A-1 1/4	RC-VLDR & OS-C	1 acre
289-150-023	23.97	R-5	OS-C, OS-W, RC-VLDR & RM	1 acre & 10 acres
289-150-026	3.14	R-A-1	OS-C, OS-W, RC-VLDR	1 acre
289-150-027	0.66	R-A-1	RC-VLDR	1 acre
289-150-028	11.48	R-5	OS-C, OS-R, OS-W & RM	10 acres
289-150-029	32.67	R-A-5	OS-C & RM	10 acres
289-150-030	11.89	R-A-5	OS-C & RM	10 acres
289-150-031	5.69	R-5	OS-C, RC-VLDR & RM	1 acre
TOTAL	459.94	*BUYER TO VERIFY		

EXPIRED TENTATIVE MAP

COUNTY OF RIVERSIDE BELLE MEADOWS

9 30851

LEGAL DESCRIPTION

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
(289-140-011, 289-140-013 and 289-140-014) PARCEL 1, AS SHOWN BY PARCEL MAP 22374 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ON FILE IN BOOK 155 PAGES 93 THROUGH 100, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, AS SHOWN BY PARCEL MAP 22374 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ON FILE IN BOOK 155 PAGES 93 THROUGH 100, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, AND LYND EAST OF GAVLAN SPRINGS RANCH ROAD SOUTH OF HARNESS HILL DRIVE.

(289-150-024) THAT PORTION OF PARCEL 1 OF PARCEL 22374 IN THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY PARCEL MAP 22374 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ON FILE IN BOOK 155 PAGES 93 THROUGH 100, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, AND LYND EAST OF GAVLAN SPRINGS RANCH ROAD SOUTH OF HARNESS HILL DRIVE.

(289-140-012, 289-140-015, 289-140-016, 289-150-021, and 289-150-022) PARCEL 2 AS SHOWN BY PARCEL MAP 22374, ON FILE IN BOOK 155 PAGE(S) 93 TO 100, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
(289-150-023, 289-150-028, and 289-150-031) THOSE PORTIONS OF PARCELS 3 AND 5, AS SHOWN BY PARCEL MAP 22374, ON FILE IN BOOK 155 PAGE(S) 93 TO 100, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYND WITHIN THE NORTH HALF OF SECTION 33 TOWNSHIP 4 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN ACCORDING TO THE OFFICIAL PLAT THEREOF, EXCEPTING TO THE UNITED STATES, PURSUANT TO THE PROVISIONS OF THE ACT OF AUGUST 1, 1946 (60 STAT. 755), ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSILE MATERIALS, TOGETHER WITH THE RIGHT AT ANY TIME TO ENTER UPON THE LAND AND PROSPECT FOR, MINE AND REMOVE THE SAME RESERVED IN PATENT FROM THE (U.S.A. STATE CALIFORNIA) TO WATNERNE K. MCARDERNA PER PATENT RECORDED JULY 15, 1954 IN BOOK 1610 PAGE 346 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, ALSO EXCEPTING THEREFROM THAT PORTION OF PARCEL 1 OF PARCEL MAP 22374, IN THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY PARCEL MAP 22374 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ON FILE IN BOOK 155 PAGES 93 THROUGH 100, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID LEGAL DESCRIPTION IS PURSUANT TO THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED NOVEMBER 24, 2004 AS INSTRUMENT NO. 2004-093791 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PORTION OF SECTION 28, PORTION OF SECTION 33, T4S, R5W S.B.M.M.

EASEMENT NOTES

SEE SHEET 3

ENGINEER

KELLER CONSULTING INC.
6753 BROCKTON AVENUE
RIVERSIDE, CA 92506
PHONE: (951) 684-1800
CONTACT: JASON KELLER, P.E.

DATE PREPARED

JANUARY 2005

APPLICANT

BELLE MEADOWS SP 198, LLC
6753 BROCKTON AVENUE
RIVERSIDE, CA 92506
PHONE: (951) 684-1800
PROJECT MANAGER: JASON KELLER

OWNER

BELLE MEADOWS SP 198, LLC
6753 BROCKTON AVENUE
RIVERSIDE, CA 92506

CONTIGUOUS OWNERSHIP STATEMENT

PROPERTY BEING SUBDIVIDED FOR THIS T.T.M. IS UNDER ONE OWNERSHIP

UTILITIES AND SERVICES

ADJACENT TO THE AREA
ELECTRIC: SOUTHERN CALIFORNIA EDISON GAS: PRIVATE PROPANE
TELEPHONE: PACIFIC BELL
WATER: WESTERN MUNICIPAL WATER DISTRICT
SEWER: PRIVATE (SEPTIC)
SCHOOL DIST: PERRIS ELEMENTARY AND PERRIS UNION HIGH SCHOOL

PROPERTY ACREAGE

TOTAL TTM GROSS ± 363.87 AC.

PROPERTY LOCATION

SOUTH OF CAJALCO ROAD AND WEST OF GAVLAN ROAD ALONG LAKE MATHEWS DRIVE

ASSESSOR'S PARCEL NUMBER

289-140-011 289-140-012
289-140-013 289-140-014
289-140-015 289-140-016
289-150-021 289-150-022
289-150-023 289-150-024
289-150-025 289-150-028
289-150-031

SECTIONS, TOWNSHIPS AND RANGES

PORTION OF SECTION 28, PORTION OF SECTION 33, T4S, R5W S.B.M.M.

THOMAS BROTHERS MAP

THOMAS GUIDE RIVERSIDE (2002) PAGE 805 E2 AND E3

EXISTING GENERAL PLAN DESIGNATIONS

SPECIFIC PLAN 198

PROPOSED IMPROVEMENT SCHEDULE

SCHEDULE B

EARTHWORK QUANTITY ESTIMATE

1,383,500 C.Y. CUT (RAW)
145,570 C.Y. FILL (RAW)

FLOOD PLAIN

PROJECT SITE IS NOT SUBJECT TO OVERFLOW, FLOODING OR FLOOD HAZARD. THERE ARE NO FEMA MAPPED FLOOD PLANS OR FLOOD WAYS ON THE PROJECT SITE.

PROPOSED STORM DRAINS

STORM DRAIN SYSTEMS SHALL BE MAINTAINED BY RCID, UNLESS OTHERWISE NOTED.

GEOLOGIC HAZARD NOTE

PROJECT SITE IS NOT SUBJECT TO LIQUEFACTION GEOLOGIC HAZARDS. ALIQUOT-PROLO SPECIAL STUDIES ZONE

AERIAL TOPOGRAPHY

MELING-GOODROW, LLC
DATED 2004

PROPOSED SUBSURFACE SEPTIC DISPOSAL

ALL LOTS WILL RECEIVE SEWER SERVICE BY PRIVATE SEPTIC SYSTEM.

SPECIFIC PLAN

PROJECT IS WITHIN SPECIFIC PLAN 198

PROPOSED DEVELOPMENT

RESIDENTIAL LOTS 140
LETTERED LOTS 139
TOTAL LOTS 279

DENSITY

GROSS: 0.68 DU/AC
NET: 0.98 DU/AC

MAINTENANCE OF LETTERED LOTS

LETTERED LOTS A THROUGH J INCLUSIVE WILL BE MAINTAINED BY THE PROJECT HOMEOWNER'S ASSOCIATION, COUNTY SERVICE AREA (CSA #148), OR OTHER VIABLE MAINTENANCE ENTITY.

FINAL MAP

DEVELOPER RESERVES THE RIGHT TO RECORD THE FINAL MAP IN MULTIPLE PHASES

NOTE

THE LOCATIONS OF ALL SEPTIC TANKS & LEACH LINES ARE APPROXIMATE AND SHALL BE DETERMINED PRIOR TO THE ISSUANCE OF GRADING/BUILDING PERMIT

LEGEND

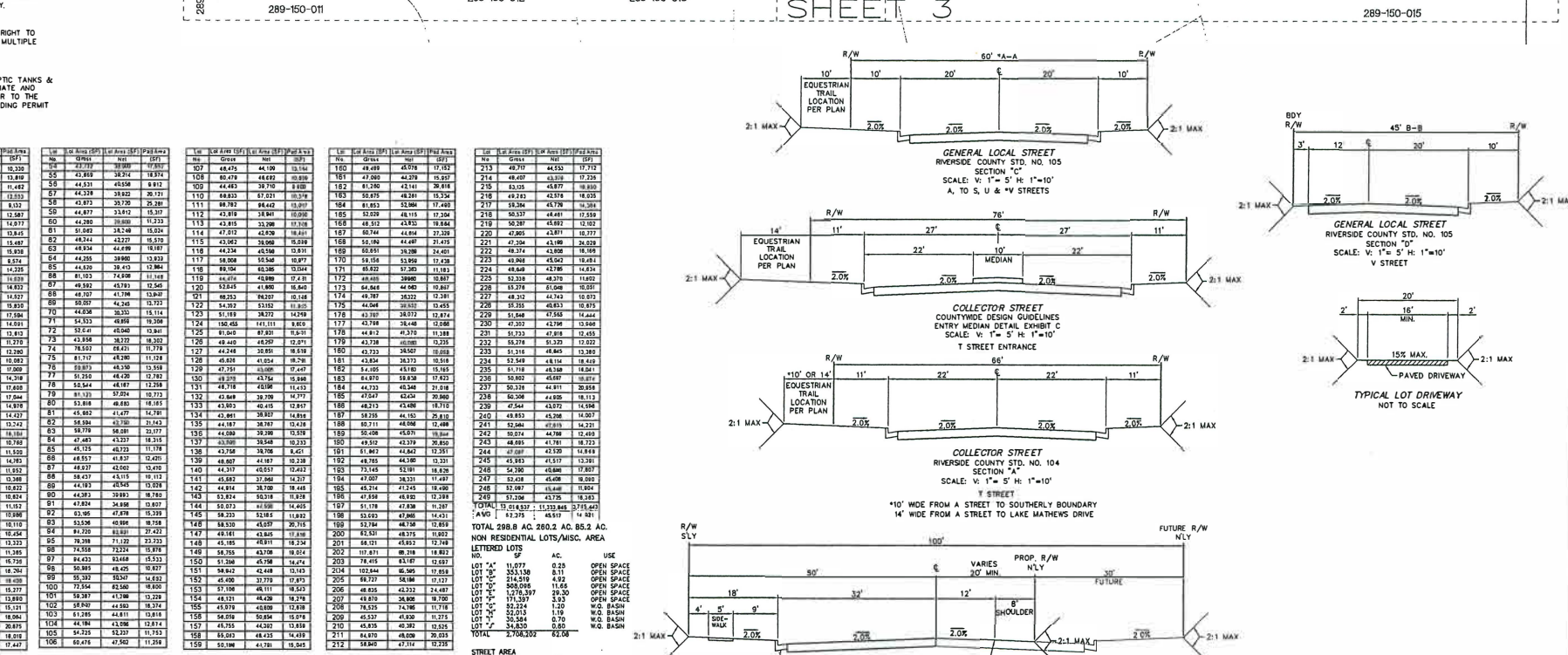
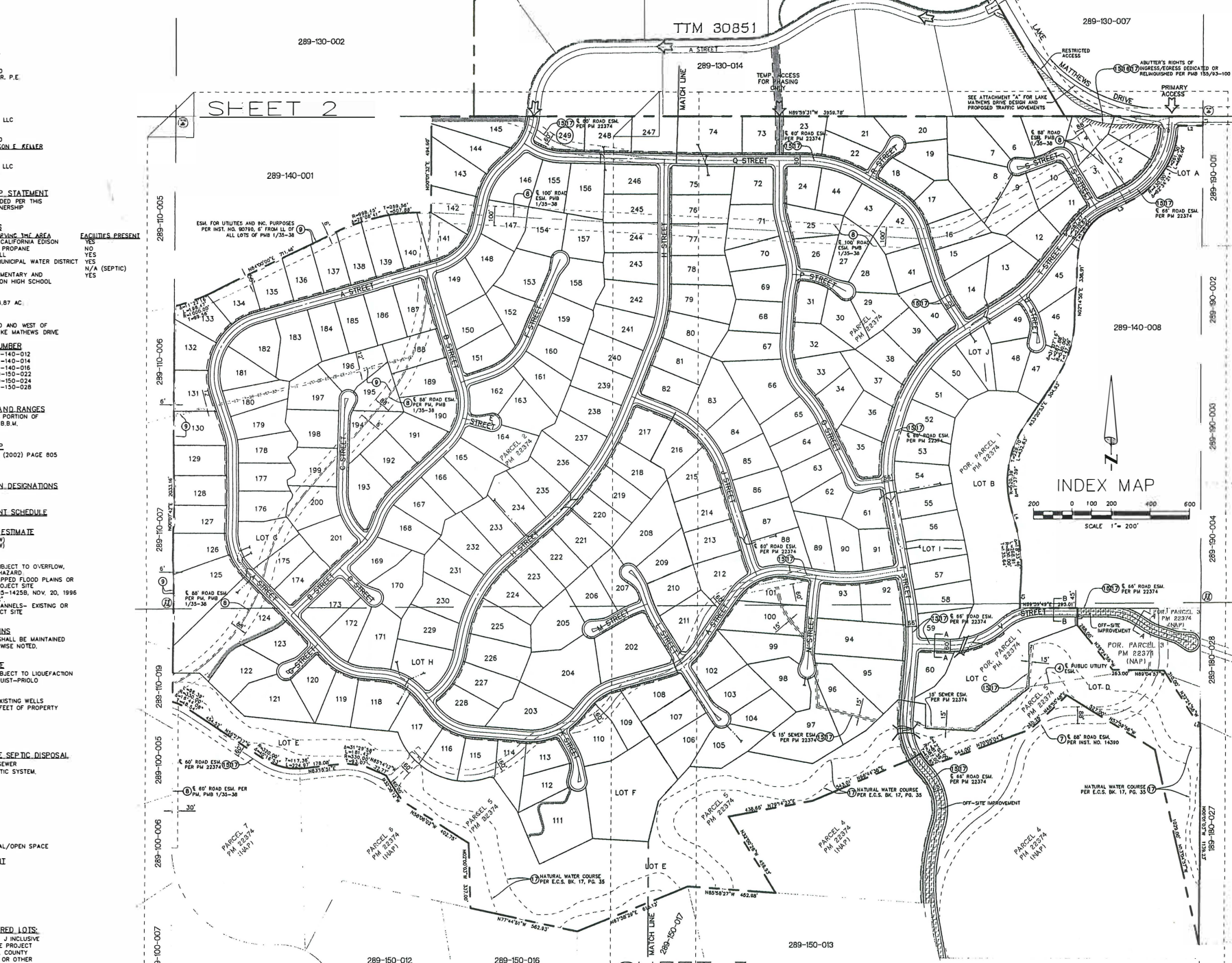
- STORM DRAIN
- LOT NUMBER
- PAD ELEVATION
- LEACH FIELD - GRAVITY
- LEACH FIELD - PUMP
- LEACH FIELD - GRAVITY
- LEACH FIELD - PUMP
- PROPOSED EQUESTRIAN TRAIL
- RESTRICTED PUBLIC VEHICULAR ACCESS
- 100 YEAR FLOODPLAIN
- OFF-SITE IMPROVEMENTS
- OAK WOODLAND

LINE TABLE

LINE	BEARING	LENGTH
L1	N 00° 11' 48" E	50.00'
L2	N 89° 59' 31" W	125.00'
L3	N 63° 08' 47" E	142.07'
L4	N 14° 17' 08" W	119.75'
L5	N 58° 47' 48" E	66.00'
L6	N 64° 09' 57" W	19.52'
L7	N 00° 00' 17" E	85.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	7° 36' 12"	970.00'	128.72'	64.46'



STREET AREA	TOTAL
1,682,661	38.63
STREET R/W W/IN AREA OF LOT	128.81
AREA	2.88
PROJECT TOTAL	363.87 AC.

AMENDMENT #6
County of Riverside
Belle Meadows SP 198
TENTATIVE TRACT MAP 30852
SCHEDULE "B"
DATE: 11-16-07
SHEET 1 OF 3 SHEETS

T&B PLANNING CONSULTANTS
KELLER CONSULTING INC.
www.tbplanning.com

land sale comparables

Address	City	Prop-SubT	Zoning	Price	\$/Acre	LotSzAcre	Closed Date
0 El Nido	Perris	LN	R-A-5	\$565,000	\$8,461.88	66.77	27-Dec-23
14601 Gilman Springs	Moreno Valley	LN	w-2-1	\$5,500,000	\$35,392.54	155.4	30-Apr-23
0 Heacock	Moreno Valley	LN	R-A-20	\$2,180,000	\$10,588.69	205.88	31-Jan-23
9491 Pigeon Pass	Moreno Valley	LN	R-A-2 1/2	\$2,700,000	\$26,527.81	101.78	10-Dec-21
NWC Arlington Ave & Hidden Valley Nature Center Rd	Riverside	LN	Residential Agricultural	\$1,950,000	\$25,138.58	77.57	6-Dec-21
0 REDLANDS	Moreno Valley	LN	RR	\$1,750,000	\$3,125.00	560	12-Nov-21
19207 Cajalco Road	Perris	LN	R-A-5	\$1,175,000	\$14,687.50	80	9-Jul-21

perris elementary school district

Mission Statement

Our mission is to empower and inspire our students to make productive contributions to society.

We will do this by:

- Inspiring them to see a future without limits
- Engaging them with relevant learning experiences that build confidence
- Developing their ability to communicate beliefs, ideas, and a passion to learn

Vision Statement

Our students will be successful, responsible learners for life who strive toward their unlimited potential

perris union high school district

Mission Statement

The mission of Perris Union High School District is to create high quality relevant learning opportunities for all in a safe and caring environment. We will develop a high quality, caring staff who will be dedicated to learning, and connect students to their education and potential goals. We will care for all students while developing a growth mindset through collaboration, creativity, communication, and critical thinking.

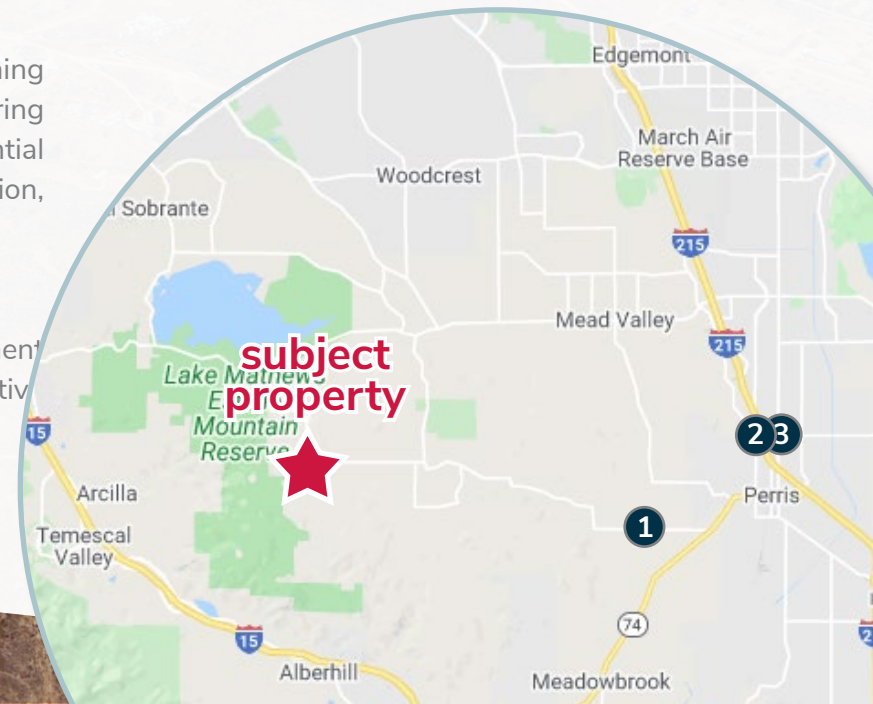
Vision Statement

Perris Union High School District will be a caring, diverse, and supportive learning environment in which all are committed towards working in relationships to foster innovative and creative learning opportunities.

1 **Good Hope Elementary School**
24050 Theda St,
Perris CA 92570

2 **Innovative Horizons Charter School**
1461 N A St
Perris, CA 92570

3 **Perris High School**
175 East Nuevo Road
Perris, CA 92570



2023 demographics

1 mile



population

131



estimated households

47



average household income

\$151,786



median household income

\$121,391



total employees

13

3 miles



population

3,721



estimated households

1,344



average household income

\$149,050



median household income

\$121,095



total employees

340

5 miles



population

19,775



estimated households

6,099



average household income

\$144,824



median household income

\$131,856



total employees

2,860

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Do not rely on the measurements or placements of the improvements depicted herein, as they are estimates only. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified the data and make no guarantee, warranty or representation whatsoever. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, and other factors, which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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