



**SUBMITTAL TO THE BOARD OF DIRECTORS
RIVERSIDE COUNTY REGIONAL PARK
AND OPEN-SPACE DISTRICT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
13.2
(ID # 3033)

MEETING DATE:

Tuesday, December 13, 2016

FROM : REGIONAL PARK & OPEN SPACE DISTRICT:

SUBJECT: REGIONAL PARK & OPEN-SPACE DISTRICT: Transfer interest and operational control of community center facilities in the Lakeland Village area and corresponding tax funding from the Riverside County Regional Park and Open-Space District to the County of Riverside Economic Development Agency ; Adopt Resolution No. 2016-09, Authorization to Convey Fee Simple Interest in Real Property known as Perret Park back to the County of Riverside; District 1; [Fund 33200 Co Community Parks]; [\$206,550]

RECOMMENDED MOTION: That the Board of Directors:

1. Find that the transfer of interest and control of existing facilities is categorically exempt from California Environmental Quality Act pursuant to State CEQA Guidelines Section 15301 and 15061(b)(3); and
2. Authorize the transfer of interest and operational control of the Lakeland Village Community Center to the County of Riverside Economic Development Agency as of Jan 1, 2017; and

ACTION: Policy

Scott Bangle, Director, General Manager / Park Director 11/22/2016

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$206,550	\$0	\$206,550	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS: 33200 Co Community Parks			Budget Adjustment: YES	
			For Fiscal Year: FY 16-17	

MINUTES OF THE BOARD OF DIRECTORS

On motion of Director Ashley, seconded by Director Jeffries and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: Benoit
Date: December 13, 2016
xc: Parks, Auditor, Recorder

Kecia Harper-Ihem
Clerk of the Board

By: Deputy

13-2

**SUBMITTAL TO THE BOARD OF DIRECTORS RIVERSIDE COUNTY REGIONAL PARK
AND OPEN-SPACE DISTRICT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

RECOMMENDED MOTION: That the Board of Directors:

3. Adopt Resolution No. 2016-09, Authorization to Convey Fee Simple Interest in Real Property to the County of Riverside Economic Development Agency by Grant Deed. Real property known as Perret Park with Assessor's Parcel Numbers 381-174-023, 381-174-024, 381-174-025, 381-174-026, 381-174-027, 381-174-055, 381-174-071 and 381-174-072; and
4. Authorize and approve the transfer of assets of Fund 33200 as of the date of Board Approval as shown in Attachment A; and
5. Approve and direct the Auditor-Controller to transfer the remaining available budget for fund 33200 for FY16-17 as of the date of Board Approval as shown in Attachment B; and
6. Approve and direct the Auditor-Controller to amend the property tax allocation for fund 33200 as of the date of Board Approval as shown in Attachment C; and
7. Authorize and accept the transfer of General Ledger balances as of the date of Board Approval as shown in Attachment D; and
8. Authorize the General Manager of Riverside County Regional Park and Open-Space District to execute any other necessary documents and administer all actions necessary to complete the transfer and conveyance; and
9. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk within five (5) days of approval of this project; and
10. Authorize the General Manager to provide notices of termination for any contracts related to the operation of the community facilities in the Lakeland Village area.

BACKGROUND:

Summary

The decisions to convey the Perret Park property from the County and to transfer Fund 33200 and the control of the Lakeland Village Community Center facility to the Riverside County Regional Park and Open-Space District ("District") were all predicated on two other agreements in place between the County of Riverside, Economic Development Agency, ("EDA") and the District.

First, the Service Agreement for Park Maintenance and Recreation Services (the "Service Agreement") on behalf of the County Service Areas (CSAs) and second, the Memorandum of

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Understanding (the "MOU") for the transfer of responsibility and operations of County Community Centers were entered into between the parties in 2014.

The Perret Park facility and the Lakeland Village Community Center operations were well aligned with the Service Agreement and MOU between the District and EDA and afforded the District economies of scale in operating these sites in conjunction with other CSA parks and County Community Centers.

As of July 1, 2016 the Service Agreement has expired and operation and control of the CSA parks has been relinquished to EDA. As of January 1, 2017 the MOU will be amended to relinquish operation and control of the County Community Centers to EDA. In concurrence with these developments and in order to maintain efficient and responsible management of County Assets and Funds, the District has requested, and EDA has agreed, to convey the real property interest and operational control of Perret Park, operational control of the Lakeland Village Community Center, and the property tax allocation Fund 33200 which supports these facilities back to EDA.

Lakeland Village Community Center:

In 2010, the Lake Elsinore Unified School District closed the Butterfield Elementary School, combining it with the Lakeland Village Middle School to form the Lakeland Village School, a K-8 facility. The School District later considered renovating the 18.5 acre facility school site but abandoned the proposals when it was determined that it would be cost prohibitive to bring the school site up to current state standards. Consequently, in early 2014, the school district elected to sell the property. Representatives from the County and the School District negotiated a purchase of the property.

On March 10, 2015, by Minute Order 3.16, the Board of Supervisors adopted Resolution 2015-042 authorizing the purchase of the real property known as 16275 Grand Avenue, Lakeland Village.

Once acquired by the County, the property was assigned to the Riverside County Parks Department who has since worked in conjunction with the 1st District Supervisor's office to develop this property into the Lakeland Village Community Center.

Fund 33200:

On July 28, 1999, the Ortega Trail Recreation and Park District (OTRPD) submitted an application to the Local Agency Formation Commission [LAFCO 99-14-1] requesting the dissolution of OTRPD.

On November 23, 1999, the County Board of Supervisors approved item 3.5 regarding the dissolution of OTRPD into the County, adopting Resolution No 99-433 which established the exchange of property tax revenue and assets from OTRPD to the County as the successor in interest. Assets were distributed to County agencies, and property tax revenue was placed into Fund 33200 in support of managing former OTRPD sites.

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On March 15, 2005, the Board of Supervisors authorized the transfer of Fund 33200 and its assets to EDA, along with the undeveloped Perret Park, for the purpose of developing, managing and maintaining the park. With the use of Redevelopment funds, Perret Park was completed in 2008.

On August 18, 2015 the Board of Supervisors authorized the transfer of Fund 33200 and its assets to the District for the purpose of development, future maintenance, and operation of Perret Park, and the development, future maintenance and operation of Lakeland Village Community Center.

Perret Park:

On March 15, 2016, item no. 13-3D, the Board of Directors for the District adopted Resolution No. 2016-01, authorizing the Acceptance of Conveyance of Fee simple Interests in the real property known as Perret Park with Assessor's Parcel Numbers 381-174-023, 381-174-024, 381-174-025, 381-174-026, 381-174-027, 381-174-055, 381-174-071 and 381-174-072 from the County of Riverside. On the same day as a companion item, the Board of Supervisors adopted Resolution No. 2016-056, authorizing the conveyance of the real property known as Perret Park with Assessor's Parcel Numbers 381-174-023, 381-174-024, 381-174-025, 381-174-026, 381-174-027, 381-174-055, 381-174-071 and 381-174-072 to the District by Grant Deed.

Impact on Citizens and Businesses

The transfer of responsibility and control of these assets will allow for the most efficient use of EDA and District resources, thus providing the best programs and facilities to the citizens of the area.

CEQA

The District has reviewed and determined the conveyance of the Property is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15301 and 15061(b)(3) because the proposed project involves the transfer of title to land with existing facilities where no expansion of the existing use will occur and it can be seen with certainty there is no possibility that the proposed activity in question will have a significant effect on the environment.

Financial Summary

The District initially budgeted for \$304,000 revenue and \$571,250 expenditures for FY16-17. It is estimated that as of the date of Board Approval, the remaining available budget will be \$154,500 revenue and \$206,550 expenditures (Attachment B). The actual available budget as of the date of Board Approval may differ from these estimates due to ongoing activities at Perret

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Park and Lakeland Village Community Center, and the resulting budget transfer amount may be adjusted to be able to transfer available balances.

Attachments:

- Attachment A
- Attachment B
- Attachment C
- Attachment D
- Resolution No. 2016-09
- Grant Deed of Perret Park property
- Notice of Exemption



Susana Garcia

12/2/2016



Gregory V. Priamos, Director County Counsel

12/6/2016



Alex Gann

12/6/2016

RESOLUTION NO. 2016-09
A RESOLUTION OF THE BOARD OF DIRECTORS OF
THE RIVERSIDE COUNTY REGIONAL PARK & OPEN-SPACE DISTRICT FOR THE
AUTHORIZATION OF THE CONVEYANCE OF A FEE INTEREST IN REAL PROPERTY
LOCATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TO THE COUNTY OF
RIVERSIDE BY GRANT DEED IDENTIFIED WITH ASSESSOR'S PARCEL NUMBERS
381-174-023, 381-174-024, 381-174-025, 381-174-026, 381-174-027, 381-174-055, 381-174-071
AND 381-174-072

WHEREAS, the Riverside County Regional Park & Open-Space District ("District") acquired from the County of Riverside ("County") the fee interest in certain real property, consisting of approximately five (5) acres of community park land, commonly known as Perret Park, located in the Lakeland Village Area, County of Riverside, State of California, identified with Assessor's Parcel Numbers 381-174-023, 381-174-024, 381-174-025, 381-174-026, 381-174-027, 381-174-055, 381-174-071 and 381-174-072 ("Property") more particularly legally described in Exhibit "A" and shown in Exhibit "B" attached hereto and by this reference incorporated herein with the intention of operating Perret Park as agreed between the County and the District; and

WHEREAS, on June 17, 2014 the County and the District entered into a Service Agreement for Park Maintenance and Recreation Services ("Service Agreement") on behalf of the County Service Areas ("CSA's") to transfer the operational control of CSA community parks to the District; and

WHEREAS, the operation of Perret Park by the District was made feasible through economies of scale with the operation of other CSA community parks; and

WHEREAS, on June 30, 2016 the Service Agreement expired and control and operation of the CSA community parks reverted to the County; and

WHEREAS, the District and the County concur that it would be in both parties best interest to convey this Property back to the County on behalf of its Economic Development Agency ("EDA") for the continued operation and maintenance of the Property by EDA; and

WHEREAS, the District has reviewed and determined the conveyance of the Property is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15301 and 15061(b)(3) because the proposed project involves the transfer of title to

FORM APPROVED COUNTY COUNSEL
BY: *Symthia M. Gunzel* DATE: 12/13/16
SYMTIA M. GUNZEL

1 land with existing facilities where no expansion of the existing use will occur and it can be seen with
2 certainty there is no possibility that the proposed activity in question will have a significant effect on the
3 environment.

4 NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Board of
5 Directors of the Riverside County Regional Park & Open-Space District ("Board"), assembled in regular
6 session on December 13, 2016, at 9:00 am or soon thereafter, in the meeting room of the Board of
7 Directors, located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside,
8 California, that this Board finds that the conveyance of the Property as categorically exempt from the
9 California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15301 and
10 15061(b)(3) because the proposed project merely involves the transfer of title to land with existing
11 facilities where no expansion of the existing use will occur and it can be seen with certainty there is no
12 possibility that the proposed activity in question will have a significant effect on the environment.

13 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED by vote of the Board of
14 Directors of the Riverside County Regional Park & Open-Space District that this Board authorizes the
15 conveyance of the Property by Grant Deed to the County of Riverside the following described real
16 property: Certain real property commonly known as Perret Park, located in the Lakeland Village Area,
17 County of Riverside, State of California, identified with Assessor's Parcel Numbers 381-174-023, 381-174-
18 024, 381-174-025, 381-174-026, 381-174-027, 381-174-055, 381-174-071 and 381-174-072, more particularly
19 described in Exhibit "A", Legal Description, attached hereto..

20 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that this Board approves the
21 Chairman of the Board to execute the Grant Deed on behalf of the District to complete the conveyance of
22 real property to the County of Riverside.

23 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Board hereby directs
24 the Clerk of the Board to file a Notice of Exemption with the Riverside County Clerk within five (5)
25 working days of the approval by the Board.

26 ROLL CALL:

27 Ayes: Jeffries, Tavaglione, Washington and Ashley
28 Nays: None
Absent: Benoit

The foregoing is certified to be a true copy of a
resolution duly adopted by said Board of Super-
visors on the date therein set forth.


KECIA HARPER-JHSM, Clerk of said Board
By  Deputy

Exhibit "A" Legal Descriptions

PARCEL 1:

ALL THAT PORTION OF LOT 5 IN BLOCK "D" OF THE RESUBDIVISION OF BLOCK "D" OF ELSINORE, AS SHOWN BY MAP ON FILE IN BOOK 6 PAGE 296 OF MAPS, SAN DIEGO COUNTY RECORDS, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF LOT 1 OF COUNTRY CLUB HEIGHTS, LAKELAND UNIT, AS SHOWN BY MAP ON FILE IN BOOK 17 PAGE 52 OF MAPS, RIVERSIDE COUNTY RECORDS; SAID CORNER ALSO BEING IN THE SOUTHWESTERLY LINE OF SAID LOT 5;

THENCE SOUTH $53^{\circ} 31'$ EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 5, A DISTANCE OF 14 FEET TO THE MOST WESTERLY CORNER OF PARCEL 2, AS DESCRIBED IN DEED TO MELVILLE L. HALLER AND MARY AGNES HALLER, HUSBAND AND WIFE, RECORDED MARCH 25, 1964 IN BOOK 3647 PAGE 206 OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS; SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE, 84 FEET TO THE MOST WESTERLY CORNER OF THE NORTHWEST, 83.5 FEET OF THE SOUTHEAST, 167 FEET OF THE NORTHWEST, 495 FEET OF SAID LOT 5;

THENCE NORTH $36^{\circ} 30'$ EAST, ALONG THE NORTHWESTERLY LINE OF SAID NORTHWEST, 89.5 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 5;

THENCE NORTH $53^{\circ} 30'$ WEST, ALONG SAID NORTHEASTERLY LINE, 84 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL 2;

THENCE SOUTH $36^{\circ} 30'$ WEST, ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 2, TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

THE NORTHWEST 83.5 FEET OF THE SOUTHEAST, 167 FEET OF THE NORTHWEST, 495 FEET OF LOT 5 IN BLOCK "D" OF THE RESUBDIVISION OF BLOCK "D" OF ELSINORE, AS SHOWN BY MAP ON FILE IN BOOK 6 PAGE 296 OF MAPS, SAN DIEGO COUNTY RECORDS, WHICH LIES NORTHEASTERLY OF COUNTRY CLUB HEIGHTS, LAKELAND UNIT, AS SHOWN BY MAP ON FILE IN BOOK 17 PAGE 52 OF MAPS, RIVERSIDE COUNTY RECORDS.

PARCEL 3:

THE SOUTHEAST 83.5 FEET OF THE NORTHWEST, 495 FEET OF LOT 5 IN BLOCK "D" OF RESUBDIVISION OF BLOCK "D" OF ELSINORE, AS SHOWN BY MAP ON FILE IN BOOK 6 PAGE 296 OF MAPS, SAN DIEGO COUNTY RECORDS, WHICH LIES NORTHEASTERLY OF COUNTRY CLUB HEIGHTS, LAKELAND UNIT, AS SHOWN BY MAP ON FILE IN BOOK 17 PAGE 52 OF MAPS, RIVERSIDE COUNTY RECORDS.

381-174-023, 381-174-024, 381-174-025

Parcel 4:

PARCEL 2: THAT PORTION OF LOT 5 IN BLOCK D OF THE RESUBDIVISION OF BLOCK D OF ELSINORE, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 296 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, LYING NORTHERLY OF THE NORTHERLY LINE OF COUNTRY CLUB HEIGHTS, LAKELAND UNITE, AS SHOWN BY MAP ON FILE IN BOOK 17, PAGE 52 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; EXCEPTING THEREFORE THE NORTHWESTERLY 495 FEET THEREOF.

381-174-026

Parcel 5:

Lot 17 of Country Club Heights Tract Lakeland Unit, in the County of Riverside, State of California, as per map recorded in Book 17, Page 52 of Maps, Riverside County Records.

381-174-027

Parcel 6:

Lot 18 of Country Club Heights Tract Lakeland Unit, in the County of Riverside, State of California, as per map recorded in Book 17, Page 52 of Maps, Riverside County Records.

381-174-053

Parcel 7 & 8

PARCEL 1: LOTS 33 AND 34 OF COUNTRY CLUB HEIGHTS, LAKELAND UNITE, AS SHOWN BY MAP ON FILE IN BOOK 17, PAGE 52 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

381-174-054, 381-174-055

Exhibit B

PERRET PARK TRANSFER

Lakeland Village



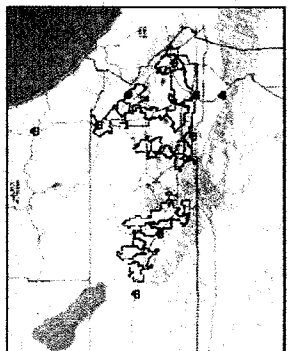
0 668 1,336 Feet



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 12/21/2015 1:36:56 PM

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Legend

Notes
District 1
APN 381-174-023, 381-174-024,
381-174-025, 381-174-026,
381-174-027, 381-174-055, 381-174-071
and 381-174-072

Notice of Exemption

Appendix E

To: Office of Planning and Research
 P.O. Box 3044, Room 113
 Sacramento, CA 95812-3044

County Clerk
 County of: Riverside
 4080 Lemon Street
 Riverside CA 92501

From: (Public Agency): Riverside County Regional Park
Open Space District
4600 Crestmore Road, Jurupa Valley CA 92509

Original Negative Declaration/Notice of
 (Address) Determination was routed to County
 Clerks for posting on.

12/22/16 / KB
 Date Initial

Project Title: Transfer of Fee Interest in Perret Park to County of Riverside

Project Applicant: Riverside County Regional Park and Open-Space District

Project Location - Specific:
 32938 Perrt Blvd. Lake Elsinore CA

Project Location - City: Lakeland Village Project Location - County: Riverside

Description of Nature, Purpose and Beneficiaries of Project:
 Transfer of existing community park facility to County of Riverside on behalf of Economic Development Agency for continued operation.

Name of Public Agency Approving Project: Riverside County Regional Park and Open-Space District

Name of Person or Agency Carrying Out Project: Same As Above

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Section 15301 and 15061(b)(3)
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:
 The proposed project involves the transfer of title to land with existing facilities where no expansion of the existing use will occur and it can be seen with certainty there is no possibility that the proposed activity in question will have a significant effect on the environment.

Lead Agency Contact Person: Marc Brewer Area Code/Telephone/Extension: 951-955-4316

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Signature] Date: 11-17-16 Title: Sr. Park Planner

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
 Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

DEC 13 2016 13.2D



SCOTT BANGLE Parks Director/General Manager
KYLA BROWN Chief - Parks & Recreation
KEITH HERRON Chief - Resources & Planning
BRANDE HUNE Chief - Business Operations

Riverside County
Regional Park and Open-Space District

MEMORANDUM

DATE: November 30, 2016
TO: Mary Ann Meyer
FROM: Jeanne McLeod, Contracts and Grants Analyst
RE: Accounting String for Internal Charges

Please utilize the accounting string below to charge the Park District for any administrative expenses in connection with the attached request:

<u>FUND</u>	<u>DEPTID</u>	<u>ACCOUNT</u>	<u>PROJECT</u>
25400	931220	536780	

Please provide a copy of the posted journal via email to Parks-Finance@rivcoparks.org

If you have any questions or experience any difficulties in using the above accounting string, please do not hesitate to contact me.

Thanks!

Jeanne McLeod
Contracts and Grants Analyst

Recorded at request of and return to:
Economic Development Agency
Real Estate Division
On behalf of the County of Riverside
3403 10th Street, Suite 500
Riverside, California 92501

FREE RECORDING
This instrument is for the benefit of
the County of Riverside, and is
entitled to be recorded without fee.
(Govt. Code 6103)

(Space above this line reserved for Recorder's use)

PROJECT: PERRET PARK TRANSFER
APN(s): 381-174-023, 381-174-024, 381-174-025, 381-174-026, 381-174-027, 381-174-055,
381-174-071 and 381-174-072

GRANT DEED

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which are hereby
acknowledged,

RIVERSIDE COUNTY REGIONAL PARK & OPEN SPACE DISTRICT, a special district, as Grantor,

Grants to the COUNTY OF RIVERSIDE, a political subdivision of the State of California, as Grantee,
the fee simple interest in real property in the County of Riverside, State of California, as more
particularly described as:

See Exhibit "A" attached hereto
and made a part hereof

Dated: December 13, 2016

GRANTOR:

RIVERSIDE COUNTY REGIONAL PARK &
OPEN SPACE DISTRICT, a special district

By: [Signature]
Kevin Jeffries, Chairman
Board of Directors

ATTEST:

Kecia Harper-Ihem
Clerk of the Board

By: [Signature] Deputy

APPROVED AS TO FORM:

Gregory P. Priamos
County Counsel

By: [Signature]
Synthia M. Gunzel
Deputy County Counsel

DEC 13 2016

13.2D

Exhibit "A" Legal Descriptions

PARCEL 1:

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381-174-023, 381-174-024, 381-174-025

Parcel 4:

PARCEL 2: THAT PORTION OF LOT 5 IN BLOCK D OF THE RESUBDIVISION OF BLOCK D OF ELSINORE, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 296 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, LYING NORTHERLY OF THE NORTHERLY LINE OF COUNTRY CLUB HEIGHTS, LAKELAND UNITE, AS SHOWN BY MAP ON FILE IN BOOK 17, PAGE 52 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; EXCEPTING THEREFORE THE NORTHWESTERLY 495 FEET THEREOF.

381-174-026

Parcel 5:

Lot 17 of Country Club Heights Tract Lakeland Unit, in the County of Riverside, State of California, as per map recorded in Book 17, Page 52 of Maps, Riverside County Records.

381-174-027

Parcel 6:

Lot 18 of Country Club Heights Tract Lakeland Unit, in the County of Riverside, State of California, as per map recorded in Book 17, Page 52 of Maps, Riverside County Records.

381-174-053

Parcel 7 & 8

PARCEL 1: LOTS 33 AND 34 OF COUNTRY CLUB HEIGHTS, LAKELAND UNITE, AS SHOWN BY MAP ON FILE IN BOOK 17, PAGE 52 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

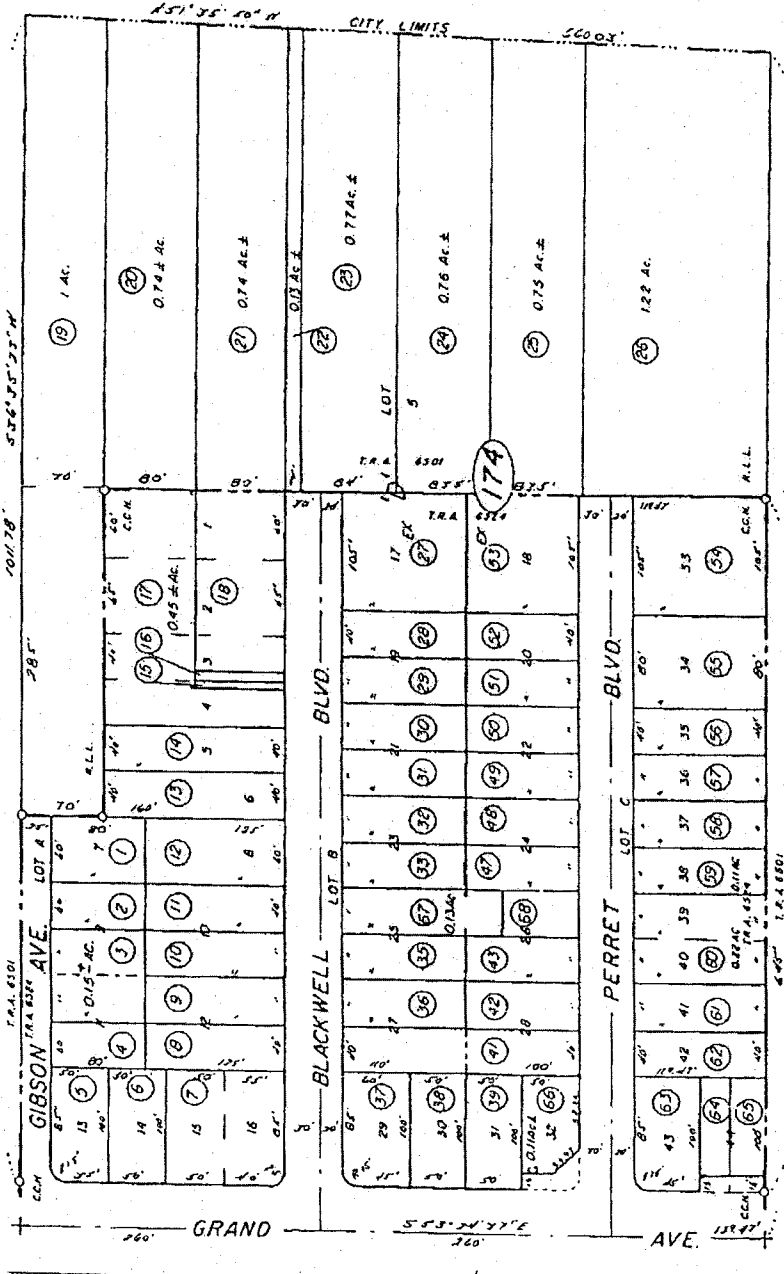
381-174-054, 381-174-055

18-44, 19-52
T.R. A. 6553, 6524

381-17

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY

16



LAKE
ELSINORE
02

DATE	BLK. NO.	WER. NO.
11/28	172-21	172-21
11/28	172-22	172-22
11/28	172-23	172-23
11/28	172-24	172-24
11/28	172-25	172-25
11/28	172-26	172-26
11/28	172-27	172-27
11/28	172-28	172-28
11/28	172-29	172-29
11/28	172-30	172-30
11/28	172-31	172-31
11/28	172-32	172-32
11/28	172-33	172-33
11/28	172-34	172-34
11/28	172-35	172-35
11/28	172-36	172-36
11/28	172-37	172-37
11/28	172-38	172-38
11/28	172-39	172-39
11/28	172-40	172-40
11/28	172-41	172-41
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11/28	172-99	172-99
11/28	172-100	172-100

18

M.B. 6/296 S.D. RO. LA LAGUNA
M.B. 17/52 COUNTRY CLUB HEIGHTS LAKELAND UNIT

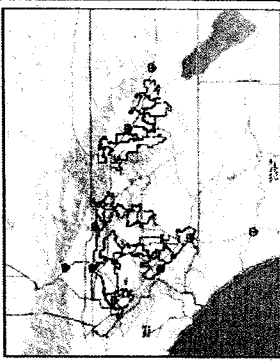
DATA: R.S. 13/53
30/14
Acres of 514. per 153465 7/84

ASSESSOR'S MAP BK 381 PG. 17
RIVERSIDE COUNTY, CALIF

24

PERRET PARK TRANSFER

Lakeland Village



Legend



0 668 1,336 Feet



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Notes

District 1
APN 381-174-023, 381-174-024,
381-174-025, 381-174-026,
381-174-027, 381-174-055, 381-174-071
and 381-174-072