

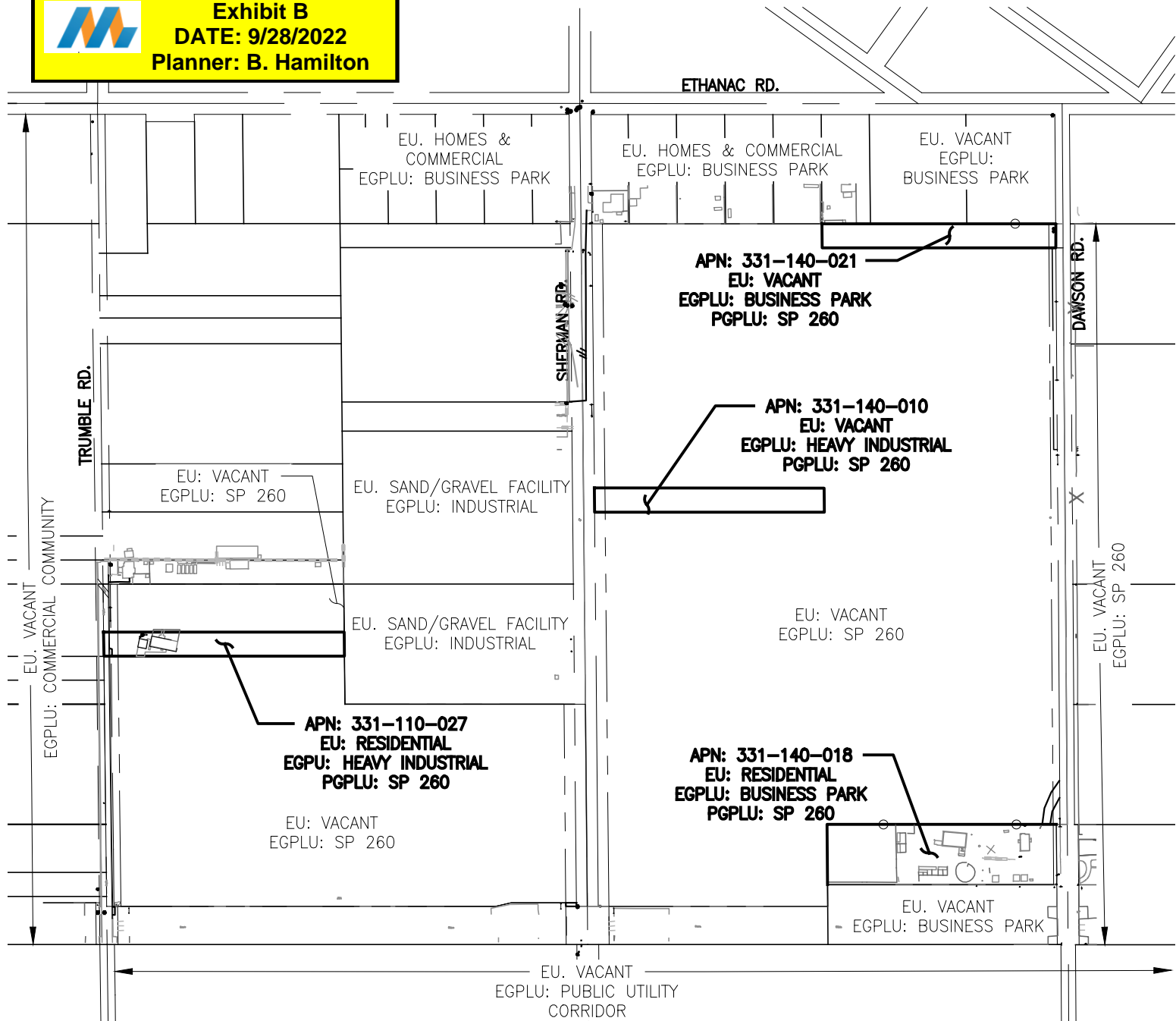
GENERAL PLAN AMENDMENT #PLN21-0100



Exhibit B

DATE: 9/28/2022

Planner: B. Hamilton



LEGAL DESCRIPTION:

- REFER TO TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-986347-ATL, DATED MARCH 24, 2021
- REFER TO TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-986347-A1-ATL, DATED APRIL 9, 2021
- REFER TO TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-986347-B1-ATL, DATED APRIL 9, 2021

UTILITY COMPANIES:

WATER: EASTERN MUNICIPAL WATER DISTRICT
SEWER: EASTERN MUNICIPAL WATER DISTRICT
ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY
TELEPHONE: FRONTIER COMMUNICATIONS
GAS: SOUTHERN CALIFORNIA GAS COMPANY

SCHOOL DISTRICT:

ROMOLAND AND PERRIS UNION HIGH SCHOOL DISTRICTS

OWNER/APPLICANT:

COMPANY: CORE 5 INDUSTRIAL PARTNERS, LLC
CONTACT: JON KELLY
ADDRESS: 300 SPECTRUM CENTER DR. SUITE 880 IRVINE, CA
PHONE: (949) 467-3281
EMAIL: JKELLY@C5IP.COM

EXHIBIT PREPARER/ENGINEER:

COMPANY: ALBERT A. WEBB ASSOCIATES
CONTACT: SCOTT HILDEBRANDT
ADDRESS: 3788 MCCRAY ST RIVERSIDE, CA 92506
PHONE: (951) 686-1070
FAX: (951) 788-1256

| ASSESSOR PARCEL NUMBER | GROSS ACREAGE | NET ACREAGE | EXISTING GENERAL PLAN LAND USE | PROPOSED GENERAL PLAN LAND USE | EXISTING LAND USE |
|------------------------|---------------|-------------|--------------------------------|--------------------------------|-------------------|
| 331-110-027 | 1.00 | 0.94 | HEAVY INDUSTRIAL | SPECIFIC PLAN 260 | RESIDENTIAL |
| 331-140-010 | 1.00 | 0.91 | HEAVY INDUSTRIAL | SPECIFIC PLAN 260 | VACANT |
| 331-140-018 | 2.39 | 2.35 | BUSINESS PARK | SPECIFIC PLAN 260 | RESIDENTIAL |
| 331-140-021 | 1.00 | 0.94 | BUSINESS PARK | SPECIFIC PLAN 260 | VACANT |
| TOTAL ACRES | 5.39 | 5.14 | | | |

NOTES:

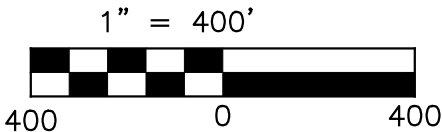
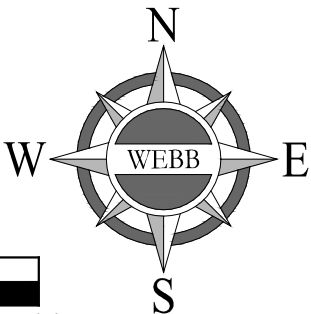
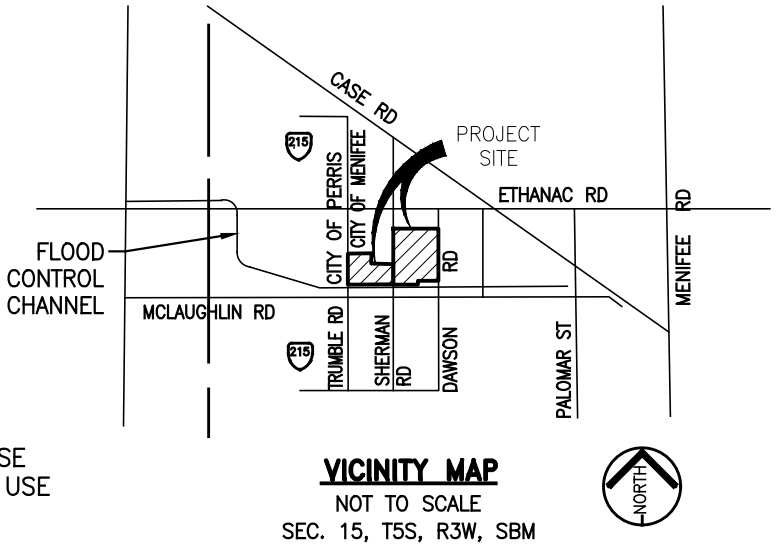
- 2007 THOMAS BROTHERS MAP: PAGE 838, GRID C-2, D-1, & D-2
- THIS AREA IS WITHIN THE MENIFEE NORTH SPECIFIC PLAN #260
- THIS PROJECT IS WITHIN COMMUNITY SERVICES DISTRICT AREA #146
- THIS PROJECT IS WITHIN THE AIRPORT COMPATIBILITY ZONE D & E

ABBREVIATION LEGEND:

EU EXISTING USE
EGPLU EXISTING GENERAL PLAN LAND USE
PGPLU PROPOSED GENERAL PLAN LAND USE

PROJECT DESCRIPTION:

GENERAL PLAN AMENDMENT TO CHANGE GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PARCELS FROM HEAVY INDUSTRIAL AND BUSINESS PARK TO MENIFEE NORTH SPECIFIC PLAN NO. 260



| | | |
|---------------------------------|---------------------------|-------------|
| REVISIONS | | DATE |
| CITY OF MENIFEE | | |
| CORE 5- MENIFEE COMMERCE CENTER | | |
| PLOT PLAN NO. PP2019-005 | | |
| SCALE: 1" = 400' | ALBERT A. WEBB ASSOCIATES | NO. 21-0026 |
| DATE: 9/23/21 | ENGINEERING CONSULTANTS | SHEET 1 |
| DESIGNED: AMS | 3788 MCCRAY STREET | OF 1 SHEETS |
| CHECKED: | RIVERSIDE, CA 92506 | DWG. NO. |
| PLN CK REF: | PH. (951) 686-1070 | |
| F.B. | FAX (951) 788-1256 | |