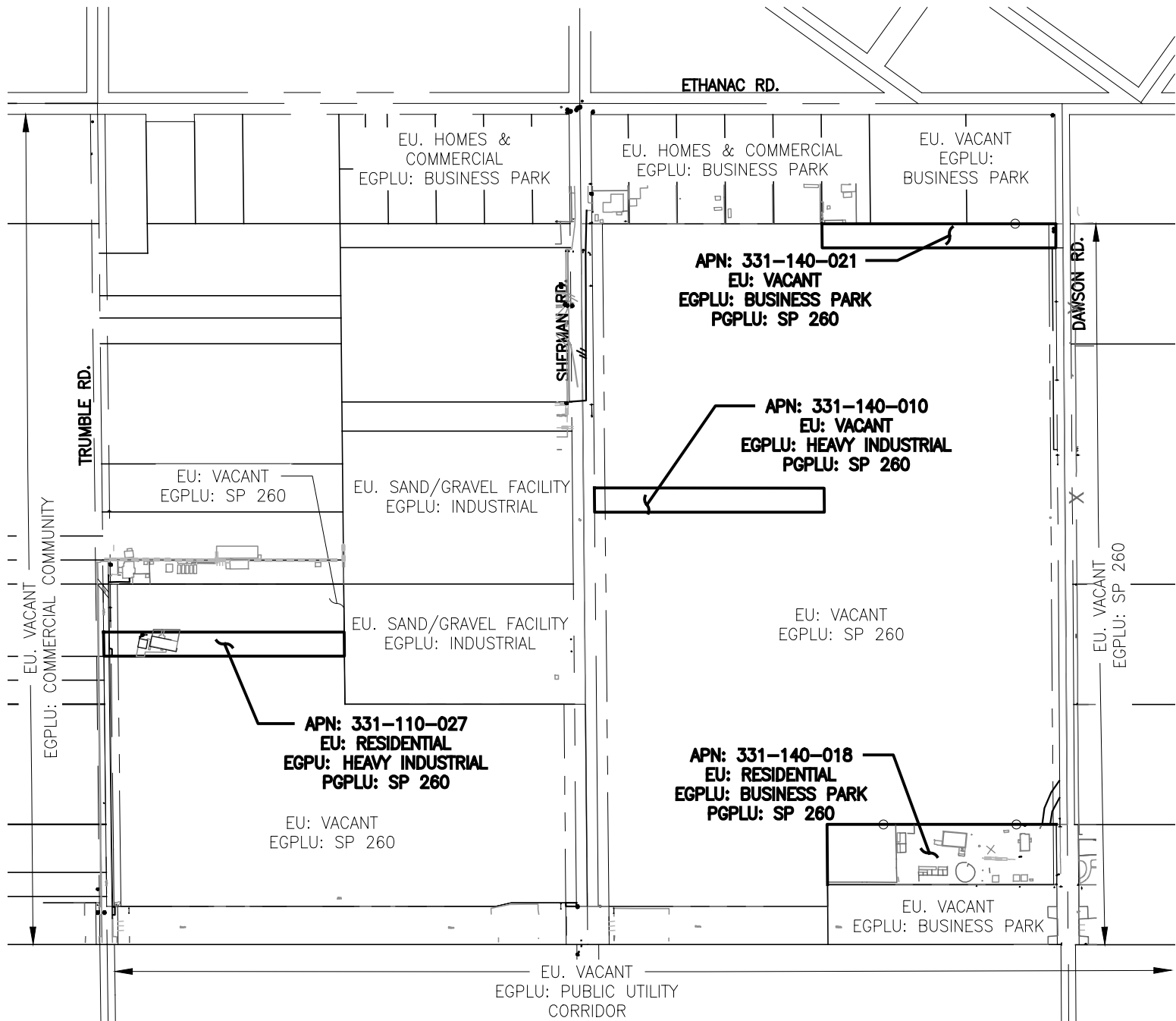


GENERAL PLAN AMENDMENT #PLN21-0100



LEGAL DESCRIPTION:

1. REFER TO TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-986347-ATL, DATED MARCH 24, 2021
2. REFER TO TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-986347-A1-ATL, DATED APRIL 9, 2021
3. 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:

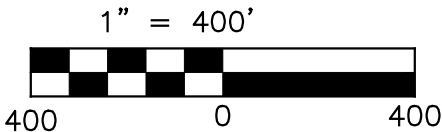
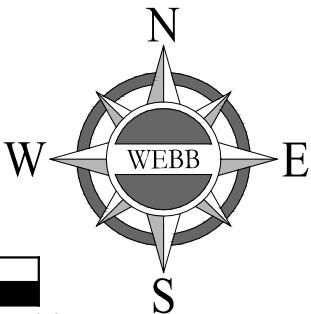
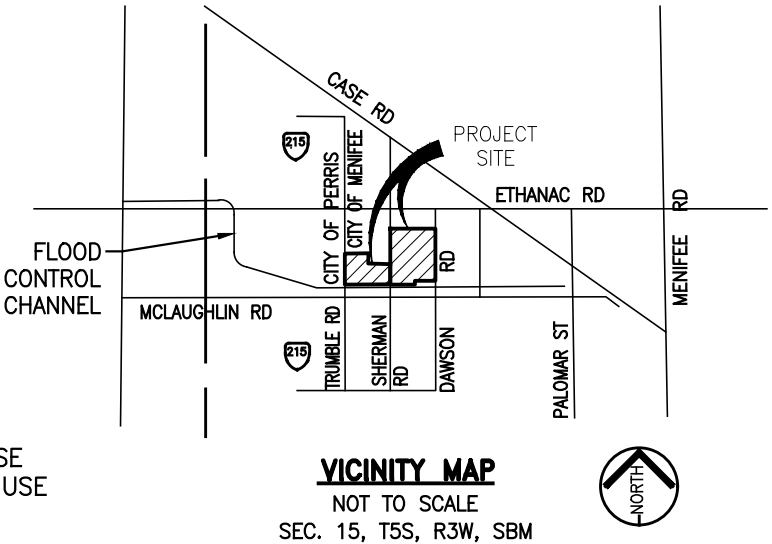
1. 2007 THOMAS BROTHERS MAP: PAGE 838, GRID C-2, D-1, & D-2
2. THIS AREA IS WITHIN THE MENIFEE NORTH SPECIFIC PLAN #260
3. THIS PROJECT IS WITHIN COMMUNITY SERVICES DISTRICT AREA #146
4. THIS PROJECT IS WITHIN THE AIRPORT COMPATIBILITY ZONE D & E

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
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	