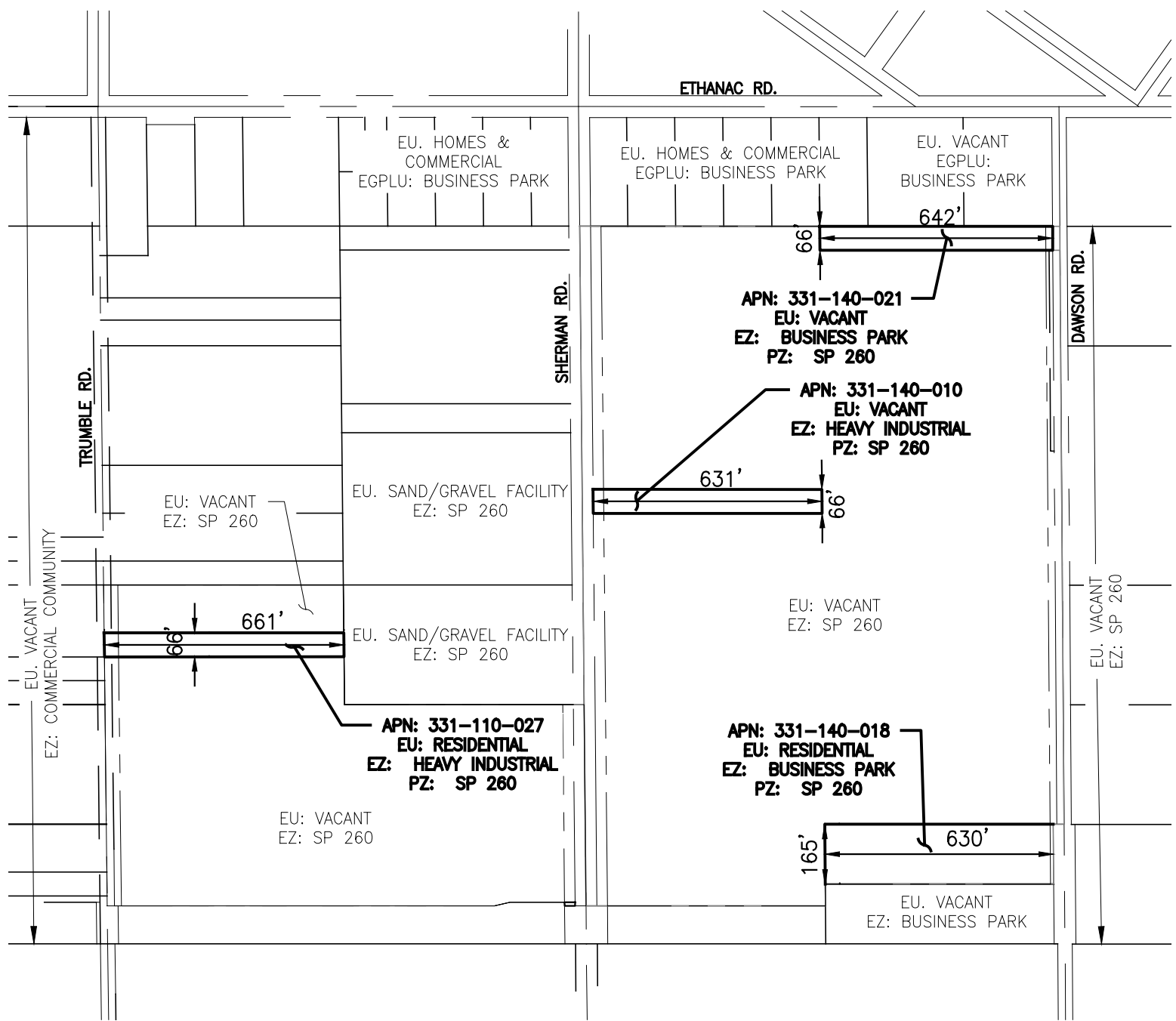


CHANGE OF ZONE #PLN21-0101



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 ZONING	PROPOSED ZONING	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			

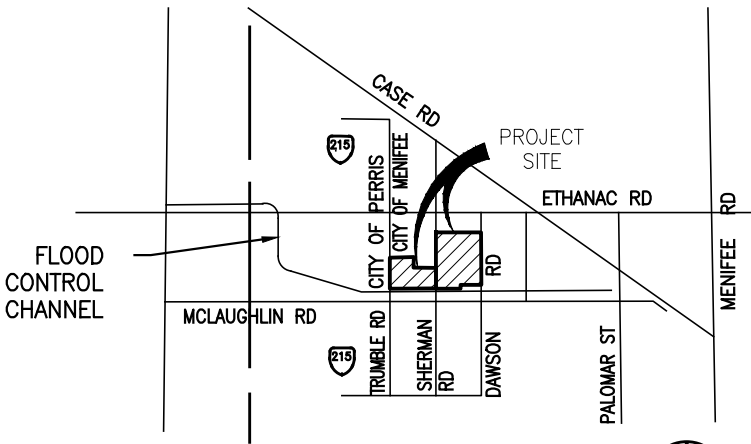
* NOTE: THE PROPOSED ZONING INDICATING SPECIFIC PLAN 260 WILL BE ADDED TO PLANNING AREA 2-INDUSTRIAL

NOTES:

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

ABBREVIATION LEGEND:

EU EXISTING USE
EZ EXISTING ZONING
PZ PROPOSED ZONING



VICINITY MAP

NOT TO SCALE
SEC. 15, T5S, R3W, SBM

LEGAL DESCRIPTION:

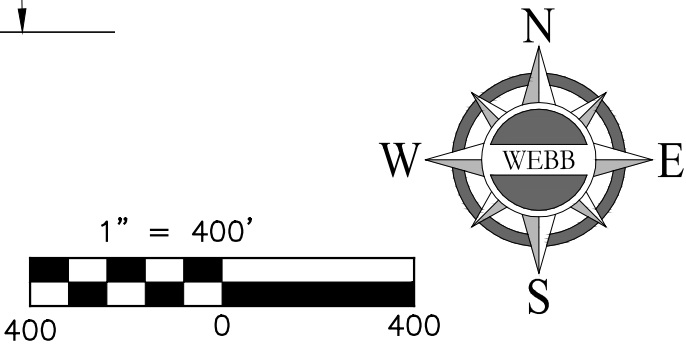
- REFER TO TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-986347-ATL, DATED MARCH 24, 2021
- REFER TO TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-986347-A1-ATL, DATED APRIL 9, 2021
- REFER TO TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE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



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