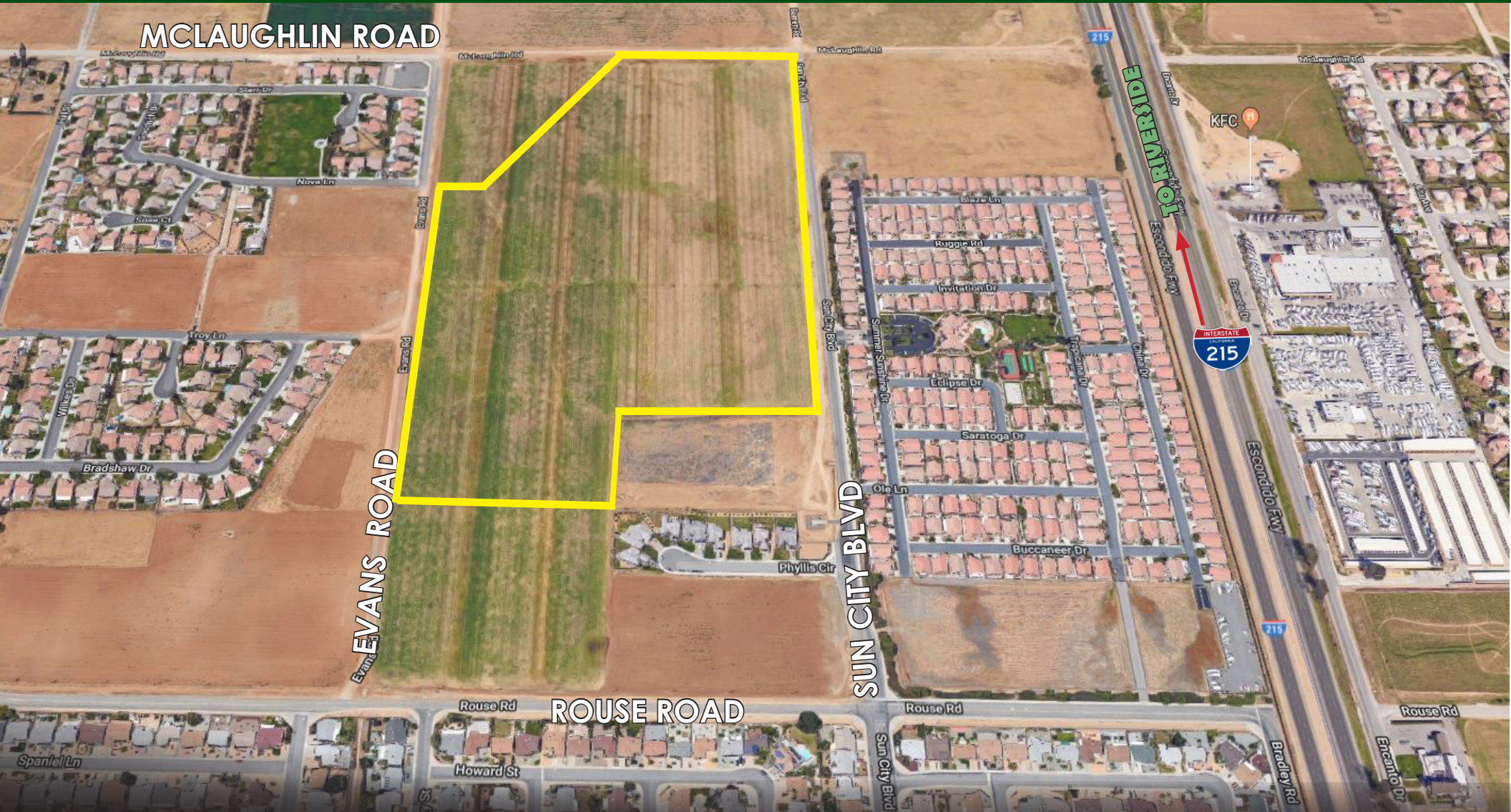


Garrett Menifee: 174 Single Family approved Tentative Map on 46.90 acres

City of Menifee, State of California



ALMAR Group Inc. has been retained by ownership to market this 46.9± acre development in the City of Menifee, California. The property is entitled for 157 lots of 7,200 SF, a 2.79 acres park and a .81 acre water quality basin. The offering is conveniently located near the I-215 freeway. The offering presents rare opportunity for developers and operators.

ALMAR Group Inc. makes no representations or warranties regarding the properties discussed herein. This information is subject to errors, omissions, changes in terms and conditions, prior sales, lease or withdrawals, without notice.

Garrett Menifee

City of Menifee, State of California

property description	
Project Location	City of Menifee, California
Size	46.9± Acres
Assessor's Parcel No.	331-080-006, 331-080-007 331-080-008, 331-080-009 331-080-010, 331-080-011 331-080-012, 331-080-018 331-080-019, 331-080-020 331-080-021, 331-080-024 331-080-025
Tentative Tract Map	33419
Zoning	R1 - Single Family Dwellings - for more information http://www.amlegal.com/nxt/gateway.dll/California/menifee_ca/riversidecounty/zoning/gordinanceord348?f=templates\$fn=default.htm\$3.0
Price	Not Disclosed



Investment Highlights

Development Opportunity

The property is located 1/4 mile West of Interstate 215 in the City of Menifee, California. It is bounded on the North by McLaughlin Road to the East by Sun City Blvd and to the West by Evans Road. Newly established housing tracts border the property on the South, East and West, with undeveloped land to the North. The property to the North is in the City's recently dedicated Economic Development Corridor (EDC).

The property is zoned R1 (2.5-5 d.u./acre) and is entitled for 174 lots (7,200 SF), a 2.79 acre park and a .81 acre water quality basin.

Garrett Menifee

City of Menifee, State of California

Investment Highlights continued **Aerial**



Garrett Menifee

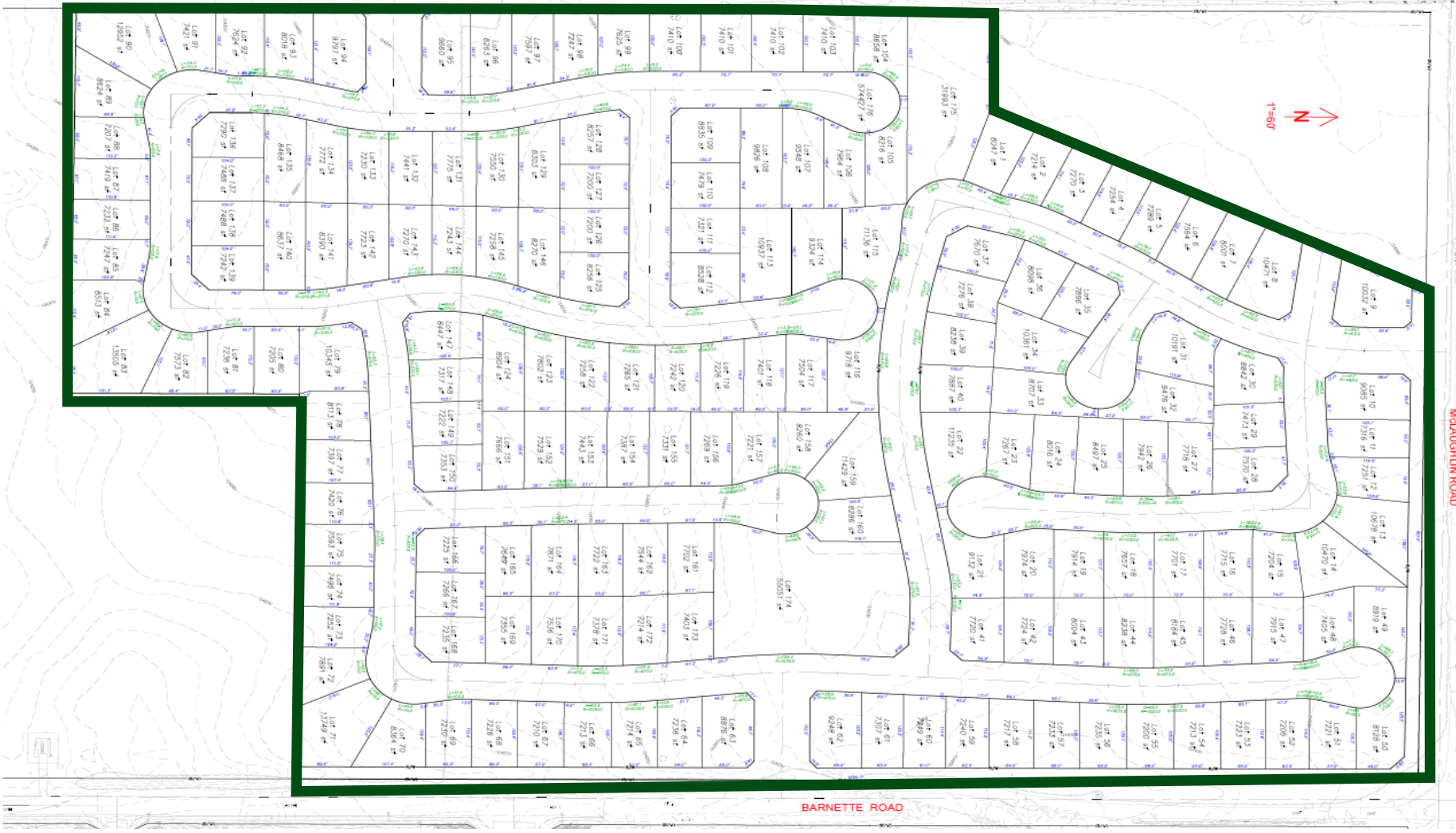
City of Menifee, State California

Investment Highlights continued Tentative Tract Map

EVANS ROAD

ROUSE ROAD

MCLAUGHLIN ROAD



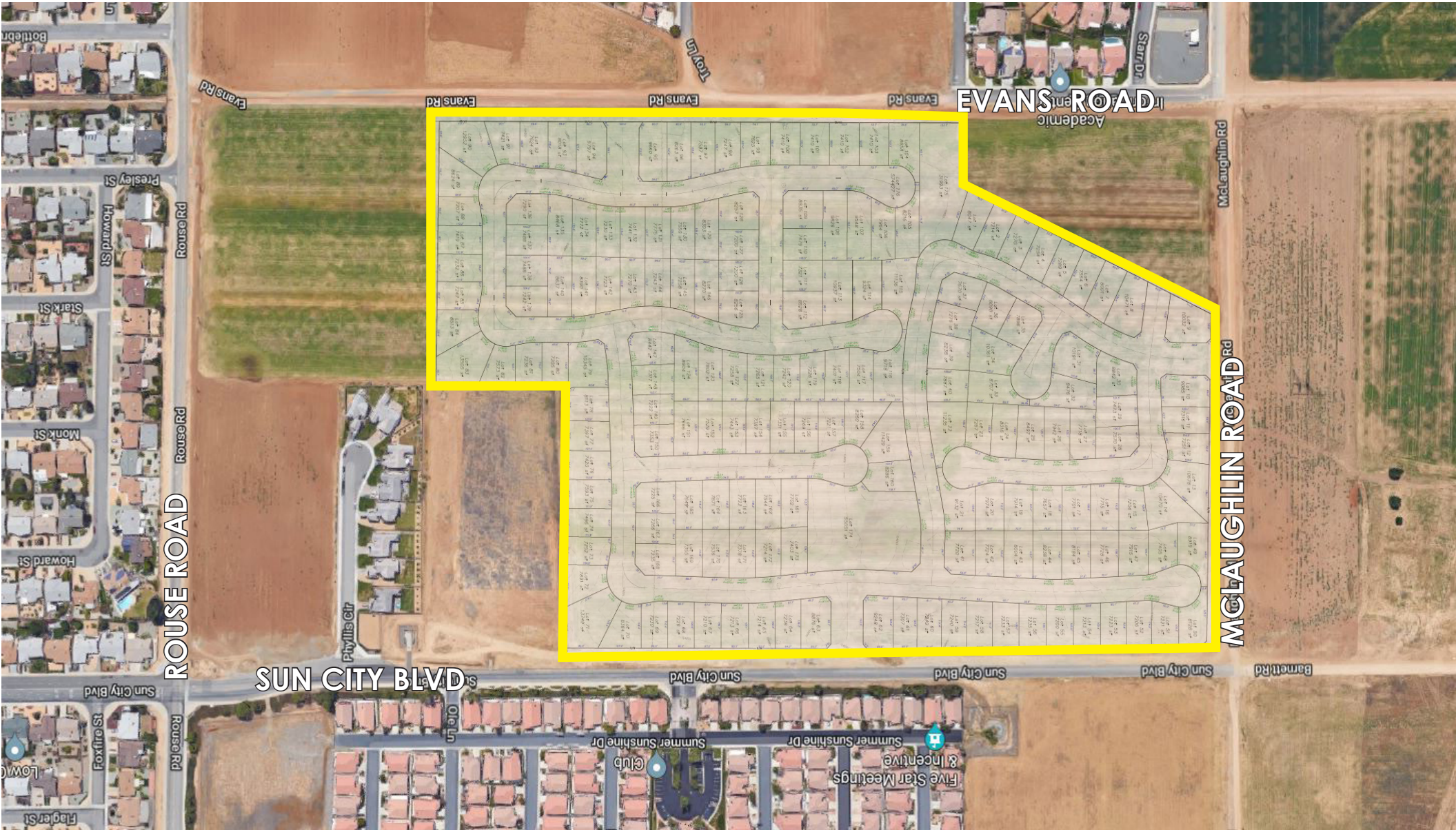
SUN CITY BLVD

BARNETTE ROAD

Garrett Menifee

City of Menifee, State of California

Investment Highlights continued Tentative Tract Map



Garrett Menifee

City of Menifee, State of California

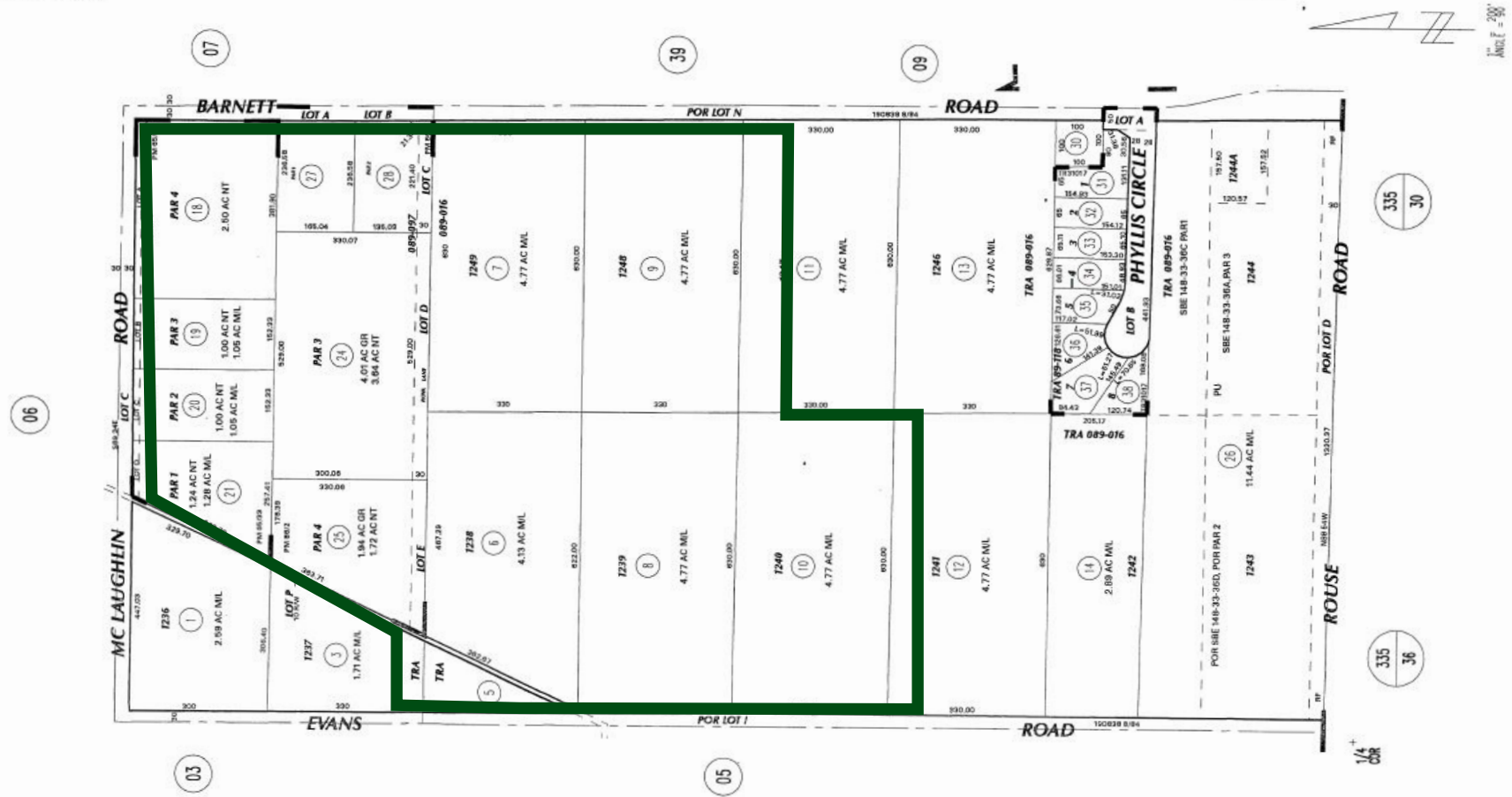
Investment Highlights continued Parcel Map

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.
FEB 26 2008

POR. SEC 16 T.5S., R.3W

T.R.A. 089-016
089-097
089-118

331-08



DATA: SBE MAPS 148-33-36A, 36B
06/26
07/23

MB 15/77-78 ROMOLA FARMS NO 12
PM 65/33-34 PARCEL MAP 13723

DATE	D.D. NUMBER	REV NUMBER
07/27	17	00-323
05/29	016	16
02/21	5	18, 54

Garrett Menifee

City of Menifee, State of California

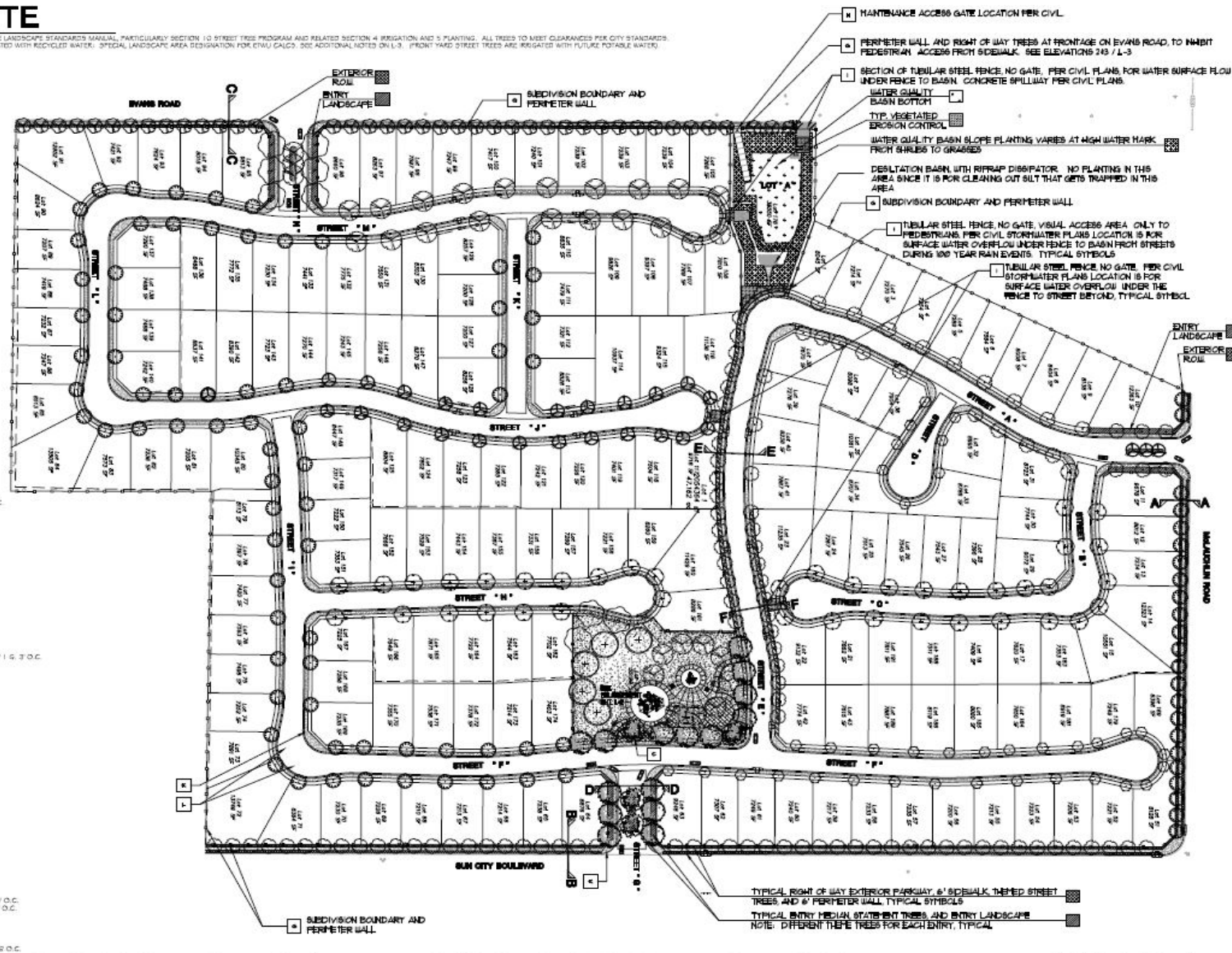
Investment Highlights continued

Conceptual Landscape Plan

CONCEPTUAL PALETTE

ALL STREET TREES ARE 15 GALLON MINIMUM SIZE AT 30" O.C. ONE PER LOT, MINIMUM PER THE LANDSCAPE STANDARDS MANUAL, PARTICULARLY SECTION 10 STREET TREE PROGRAM AND RELATED SECTION 4 IRRIGATION AND 5 PLANTING. ALL TREES TO MEET CLEARANCES PER CITY STANDARDS. EXTERIOR RIGHT OF WAY LANDSCAPES AND INTERIOR COMMON AREA LANDSCAPES ARE IRRIGATED WITH RECYCLED WATER. SPECIAL LANDSCAPE AREA DESIGNATION FOR CIVIL CALC. SEE ADDITIONAL NOTES ON L-3. (FRONT YARD STREET TREES ARE IRRIGATED WITH FUTURE POTABLE WATER). PLEASE SEE ADDITIONAL NOTES ON SHEET L-3.

- THIEMED STREET TREE**
ALL TREES: WUCOLS LOW
ACACIA SALICINA / WILLOW ACACIA
CALLISTEMON CITRINUS / LEADY BOTTLEBUSH
LARGE TREES FOR PARK / TREE AREAS / WITH TREE GUARDS
- THIEMED STREET TREE**
ALL TREES: WUCOLS MODERATE
COTYLEDON BICOLOR / REDBARK CEDAR
PLATANUS WRIGHTII / ARIZONA Sycamore
QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
- THIEMED STREET TREE**
ALL TREES: WUCOLS MODERATE
ACACIA STENOPHYLLOIDES / SHEDDING ACACIA
MELALEUCA LAURIFOLIA / FLORIDAF PAPERBARK
- THIEMED ENTRY AND PARK ACCENT TREE**
ALL TREES: WUCOLS LOW
BRACHYCHONIA (STRENUA) POPULANELO / BOTTLE TREE
CHONDRINA STROBILATA / SILK TOWER TREE
- ENTRY ACCENT, PARK ACCENT, AND THIEMED STREET TREE**
ALL TREES: WUCOLS MODERATE
NOEBOETERIA PARVIFLORA / FLOIDIA RAIN TREE
PROSTROTUS GRANDILOBA / MAUIKUKU / TM / HONEY MEGUIITE
- ENTRY ACCENT AND THIEMED STREET TREE**
ALL TREES: WUCOLS MODERATE
MULBERRIA PARVIFLORA / BLACKBERRY
FODDORUS GRACILIS / FEEN PINE
- THIEMED STREET TREE**
ALL TREES: WUCOLS LOW
AMMANNIA UNILED / STRAWBERRY TREE
QUERCUS KELII / HOLLY OAK
- ENTRY ACCENT AND THIEMED STREET TREE**
ALL TREES: WUCOLS LOW
CALLISTEMON VINCULUS / KEEPING BOTTLE BRUSH
LAGERSTRONGIA / SAGDAROA / TUSCANY GRAPE MYRTLE
- THIEMED STREET TREE**
ALL TREES: WUCOLS LOW
CHLOROPHYTUM BICOLOR / ART'S SEEDLING / DESERT WILLOW
CURTISPELLE ARIZONICA / ARIZONA CYPRESS
- THIEMED STREET TREE**
ALL TREES: WUCOLS LOW
PARSONIA PRINCEPS / FLORIDA / PAUL VERDE
FRAXINUS LUCIDOLIA / HOLLY LEAF CHERRY
- ENTRY ACCENT AND PARK ACCENT TREE**
ALL TREES: WUCOLS LOW
PROSTROTUS X PRINCEPS / TM / HYBRID MEGUIITE
QUERCUS SUBER / CORK OAK
- EXTERIOR RIGHT OF WAY LANDSCAPE**
ALL PLANTS: WUCOLS LOW
MELALEUCA PARVIFLORA / FLORIDAF PAPERBARK / 1 G. 3" O.C.
NEOLAMPRODUM LILICANTHUM / BLACKFOOT DASHY / 1 G. 3" O.C.
ROSMARINUS D. PROSTRATUS / TRAILING ROSMARY / PLANT 12" O.C.
SALVIA GREGGII / JULIUM SAGE / 1 G. 3" O.C.
YUCCA PALLIDA / TWISTLEAF YUCCA / 5 G. 3" O.C.
- ENTRY LANDSCAPE**
ALL PLANTS: WUCOLS LOW
TEUCORIUM GRANADENSIS / GERMANDER / 1 G. 2" O.C.
CAESALPINIA MEDICANA / MEXICAN BIRD OF PARADISE / 1 G. 10" O.C.
GALVANA WYDORINA PRODRACER / BUSH SHARPSTROUD / 1 G. 5" O.C.
SALVIA GREGGII / TRAILING INDEGO BUSH / 1 G. 5" O.C.
DIPLODIA MARGARITAE / SPERMOPHYTES / PLANT 2" O.C.
HESPERALOE X PINK PARADE / 3" (18") PINK PARADE / 3 G. 3" O.C.
LEONOTIS LEONURUS / LOW 9" TALL / 1 G. 4" O.C.
- PARK WALK AND SIDEWALK LANDSCAPE**
ALL PLANTS: WUCOLS LOW
CORDIA BOISSIERI / ANACARDITA / 5 G. 19" O.C.
SALVIA CARPATA / SERRA GOLD / TM / SERRA GOLD SALVA / 1 G. 3" O.C.
MELALEUCA PARVIFLORA / FLORIDAF PAPERBARK / 1 G. 3" O.C.
LANTANA X NEW GOLD / NEW GOLD LANTANA / 1 G. 4" O.C.
CONILIA LAKFLORA / MEXICAN LORDELIA / 1 G. 14" O.C.
MELALEUCA LUTEA / YELLOW ICE PLANT / PLANT 12" O.C.
NEOLAMPRODUM LILICANTHUM / BLACKFOOT DASHY / 1 G. 3" O.C.
YUCCA FLAMMENTOLA / COLOR GUARD / ADAM'S NEEDLE / 1 G. 3" O.C.
YUCCA RUPEOLIA / TEXAS YUCCA / 5 G. 4" O.C.
- WATER QUALITY BASIN 1 - BOTTOMISM PLANTING**
WUCOLS MODERATE ALL BUT PHILA WRIGHT II LOW
JUNCUS PATENS / CALIFORNIA GRAY RUSH / 1 G. 2" O.C.
LEPILAS TRITICOIDES / LAGUNITA / LAGUNITA WILD RICE / PLANT 12" O.C.
MULBERRIA PARVIFLORA / BLACKBERRY / 1 G. 3" O.C.
VETIVERA ZIZANOIDES / VETIVER GRASS / 1 G. 30" O.C.
PHILA WRIGHTII / UPTA / 1 G. 3" O.C.
- WATER QUALITY BASIN 2 - TOPISM**
WUCOLS LOW
ACACIA MIDDLESEX / DESERT CARPET / TM / BARK-CATCLOW / 1 G. 4" O.C.
BACCHARIS / CONTINENTAL / CONTINENTAL CONYCH BUSH / 1 G. 5" O.C.
HYPOPHORICA P. TUPAI GREZE / NGU / PLANT 12" O.C.
MULBERRIA PARVIFLORA / BLACKBERRY / 1 G. 3" O.C.
PHILA WRIGHTII / UPTA / 1 G. 3" O.C.
- WATER QUALITY BASIN 3 - TOPISM**
WUCOLS LOW
SALVIA GREGGII / JULIUM SAGE / 1 G. 3" O.C.
MELALEUCA PARVIFLORA / FLORIDAF PAPERBARK / 1 G. 3" O.C.
LANTANA X NEW GOLD / NEW GOLD LANTANA / 1 G. 4" O.C.
LEONOTIS LEONURUS / LOW 9" TALL / 1 G. 4" O.C.
MELALEUCA LUTEA / YELLOW ICE PLANT / PLANT 12" O.C.
MULBERRIA PARVIFLORA / BLACKBERRY / 1 G. 3" O.C.
RHOLO CHATA / SUGAR BUSH / 1 G. 2" O.C.
ROSMARINUS D. PROSTRATUS / TRAILING ROSMARY / 1 G. 4" O.C.
SALVIA GREGGII / JULIUM SAGE / 1 G. 3" O.C.
TEUCORIUM MAJORICUM / GERMANDER / 1 G. 2" O.C.
- VEGETATIVE EROSION CONTROL - FOR SURFACE WATER DIRECTION**
WUCOLS LOW
MELALEUCA PARVIFLORA / FLORIDAF PAPERBARK / 1 G. 3" O.C.
MULBERRIA PARVIFLORA / BLACKBERRY / 1 G. 3" O.C.
PHILA WRIGHTII / UPTA / 1 G. 3" O.C.
SPOROBOLUS AMARIDIS / AKAU SWEETEN / 1 G. 2" O.C.
- ACTIVE AND PASSIVE TURF AREAS**



CONCEPTUAL LANDSCAPE PLAN

EXISTING CONDITION ACCESS ROADS, EASEMENTS AND UTILITIES REFER TO CIVIL GRADING PLAN FOR LOCATION AND TYPES OF EXISTING AND PROPOSED UTILITIES EASEMENTS AND PROPERTY LINES AND ACCESS ROADS. REFER TO CIVIL PLANS FOR LOCATION OF DRAINAGE SLEAVES, BROW DITCHES, RETAINING WALLS AND GRADERS. INFORMATION ABOUT WATER QUALITY BASINS, STREET AND BRIF SECTIONS, AND LIMITS OF WORK. CONCEPTUAL LANDSCAPE IS BASED ON ELECTRONIC BASE INFORMATION PROVIDED BY CIVIL ENGINEER. SEE ADDITIONAL NOTES ON L-3 AND L-3.

- MAINTENANCE ACCESS GATE LOCATION PER CIVIL
- PERIMETER WALL AND RIGHT OF WAY TREES AT FRONTAGE ON BWAY ROAD, TO MAINT PEDESTRIAN ACCESS FROM SIDEWALK. SEE ELEVATIONS 243 / L-3
- SECTION OF TUBULAR STEEL FENCE NO GATE. PER CIVIL PLANS FOR WATER SURFACE FLOW UNDER FENCE TO BASIN. CONCRETE SPILLWAY PER CIVIL PLANS.
- WATER QUALITY BASIN BOTTOM
- TYP. VEGETATED EROSION CONTROL
- WATER QUALITY BASIN SLOPE PLANTING VARIES AT HIGH WATER MARK FROM SHOULDS TO GRASSES
- DEBRISATION BARN WITH RIPRAP DISIPATOR. NO PLANTING IN THIS AREA SINCE IT IS FOR CLEANING OUT SILT THAT GETS TRAPPED IN THIS AREA
- SUBDIVISION BOUNDARY AND PERIMETER WALL
- TUBULAR STEEL FENCE NO GATE. VISUAL ACCESS AREA ONLY TO PEDESTRIANS. PER CIVIL STORAGE WATER PLANS LOCATION IS FOR SURFACE WATER OVERFLOW UNDER FENCE TO BASIN FROM STREETS DURING 100 YEAR RAIN EVENTS. TYPICAL SYMBOLS
- TUBULAR STEEL FENCE NO GATE. PER CIVIL STORAGE WATER PLANS LOCATION IS FOR SURFACE WATER OVERFLOW UNDER THE FENCE TO STREET BEYOND. TYPICAL SYMBOLS

THE LIGHTFOOT PLANNING GROUP
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LANDSCAPE ARCHITECT
REGISTERED PROFESSIONAL
STATE OF CALIFORNIA

TTM NO. 37400
GARRETT MENIFEE
MENIFEE, CALIFORNIA

LANDSCAPE CONCEPT PLAN

Date:	11.18.20
Drawn by:	411/BS
Checked by:	BS
Reviewed by:	BS

Garrett Menifee

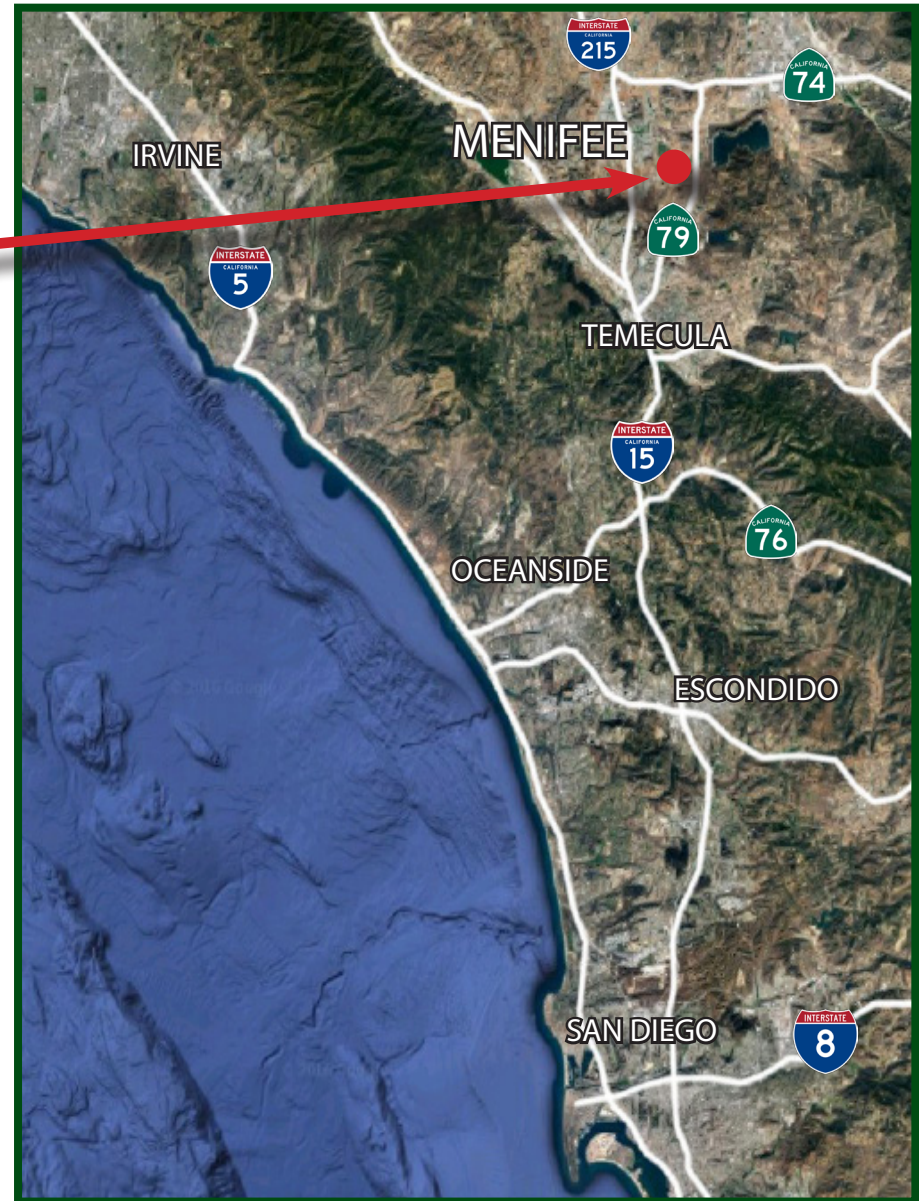
City of Menifee, State of California

Location Highlights

The City of Menifee is located in the heart of South West Riverside County which is considered the commercial and tourism “gem” of the county. Incorporated in 2008, the relatively young city is bordered by the economically vibrant cities of Murrieta, Riverside, Temecula. To the West is the newly incorporated City of Wildomar and to East is unincorporated Riverside County territory.

Menifee has a Mediterranean climate amenable to year round recreation, and has close proximity to public golf courses and lakes, the Temecula Wine Country, Pechanga Resort and Casino and the numerous tourist destinations of San Diego and Orange Counties.

46.9 ACRES
MENIFEE, CA

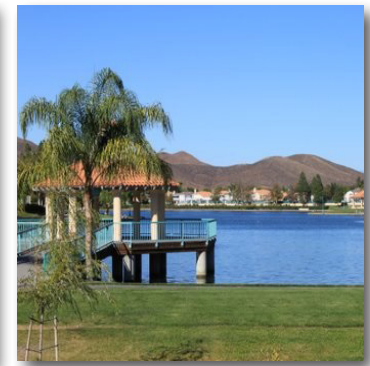


Garrett Menifee

City of Menifee, State of California

Menifee Information

Menifee is a development friendly city with plans to invest over \$100 million in infrastructure and traffic improvements over the next 5 years, with several projects already completed or under way. Menifee has a growing population and is considered a hotspot of the county. Its current 92,000 residents have seen income growth from \$60,000 in 2011 to \$68,000 in 2016 and are hungry for more amenities close to home. To answer that call, the City's recently designated Economic Development Corridor boasts over 2,000 acres of land, including 3 miles of frontage along the increasingly busy I-215, ready for commercial and retail development.



Demographics

- Growing population. 92,000 in 2016
- 10 mile radius: 442,000
- Median age: 38 years.
- Growing incomes. 60,000 in 2011; 68,00 in 2016.
- 27,461 households



Garrett Menifee

City of Menifee, State of California

Narrative:

- **Location:** located within view of the (I-215) freeway abutting Sun City blvd, Evans Road and McLaughlin road. The site is well situated among residential and retail commercial development.
- **Condition:** the subject site is flat, low lying requiring ease of / to development.
- **Zoning:** residential.
- **Entitlement:** the asset is approved with a Tentative Map as allocated by the local governmental agencies + authorities. The Tentative Map allows for 173 (SFR) single family residential units which allows for minimum lots size of 7200+/- square feet.
- **City of Menifee:** the City of Menifee is positive towards growth endorsing several multi-use residential projects including large & small single family residential projects.

Garrett Menifee

Phil Jones

Project Manager

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Allen Lee Nunez

Founding Partner - Broker

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