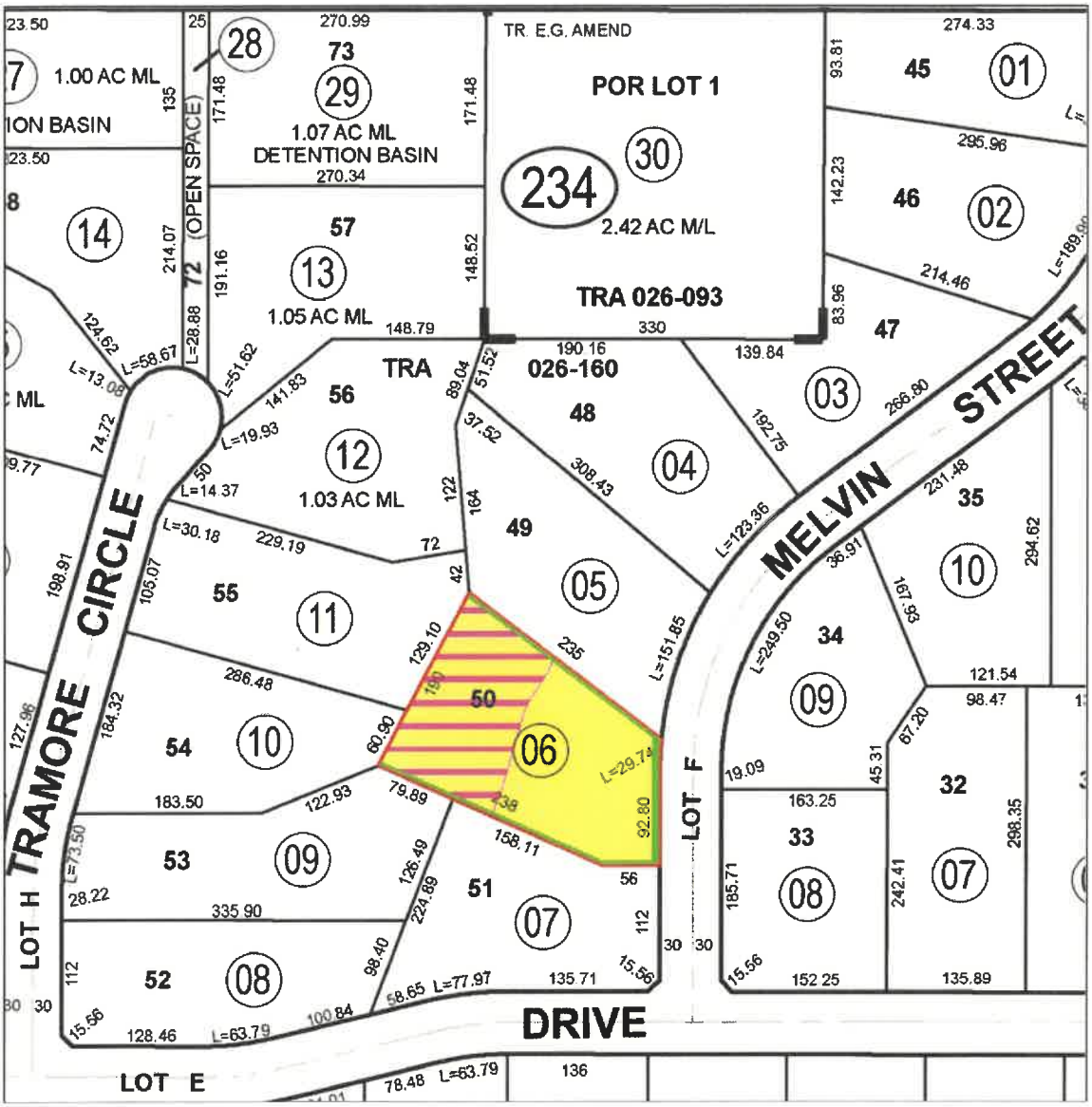
Standard Scale 1 : 1
0 1 2

N
W E
S



LEGEND

Parcel (Fee, Property in Question)

Item No. 11 - Easement for Drainage, water Quality control and open space and Incidental purposes
Book 423, Page 87 to 93, Inclusive, of Maps
Affects as described therein

Item No. 13 - Easement for Public utilities and incidental purposes
August 8, 2007, Instrument Number 2007-512387, of Official Records
Affects as described therein

Old Republic Title Company 700 N. Central Avenue, Suite 300 Glendale, CA 91203 (818) 247-2917	Title Order No. 2607214260-56, Preliminary report dated as of September 2, 2026	Drawing Date: 09/30/2026
"Notice: This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to streets and other land. No liability is assumed by reason of any reliance hereon."	Reference:	Data:
	Property: 31645 Melvin Street, Menifee, CA 92584	Assessor's Parcel No. 358-234-006
NOTE: Easements depicted hereon are provided as a courtesy only and no representation is made as to the accuracy or completeness thereof. The Company assumes no liability for any loss occurring by reason of reliance thereon. It is recommended that a survey be obtained from a licensed professional to determine actual locations.	Lot 50 of Tract No. 29636, as shown on a Subdivision Map, in the City of Menifee, County of Riverside, State of California, filed in Book 423, Page 87 to 93, Inclusive, of Maps, in the Office of the Riverside County Recorder.	Sheet 1 of 2 *Archive #* .

ENVIRONMENTAL CONSTRAINT SHEET

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 1 OF 1 SHEET

TRACT NO. 29636

BEING A SUBDIVISION OF A PORTION OF LOT 1 AS SHOWN ON AMENDED MAP OF ELSINORE GARDENS FILED IN BOOK 20, PAGE 12, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTION 8, T.6S., R.3W., S.B.M.

K & A ENGINEERING, INC. OCTOBER, 2004

ENVIRONMENTAL CONSTRAINT NOTES:

ALL BUILDINGS SHALL BE CONSTRUCTED WITH CLASS "A" MATERIAL AS PER THE CALIFORNIA BUILDING CODE.

THE REQUIRED WATER SYSTEM, INCLUDING FIRE HYDRANTS, SHALL BE INSTALLED AND ACCEPTED BY THE APPROPRIATE WATER AGENCY PRIOR TO ANY COMBUSTIBLE BUILDING MATERIAL PLACED ON AN INDIVIDUAL LOT.

THE LAND DIVISION IS LOCATED IN THE "HAZARDOUS FIRE AREA" OF RIVERSIDE COUNTY AS SHOWN ON A MAP ON FILE WITH THE CLERK OF THE BOARD OF SUPERVISORS. ANY BUILDING CONSTRUCTED ON LOTS CREATED BY THIS LAND DIVISION SHALL COMPLY WITH THE SPECIAL CONSTRUCTION PROVISIONS CONTAINED IN RIVERSIDE COUNTY ORDINANCE 787.

DRIVEWAYS EXCEEDING 150 FEET IN LENGTH BUT LESS THAN 800 FEET IN LENGTH, SHALL PROVIDE A TURNOUT NEAR THE MIDPOINT OF THE DRIVEWAY. WHERE THE DRIVEWAY EXCEEDS 800 FEET, TURNOUTS SHALL BE PROVIDED NO MORE THAN 400 FEET APART. TURNOUTS SHALL BE A MINIMUM OF 10 FEET WIDE AND 30 FEET IN LENGTH, WITH A MINIMUM 25-FOOT TAPER ON EACH END. AN APPROVED TURNAROUND SHALL BE PROVIDED AT ALL BUILDING SITES ON DRIVEWAYS OVER 300 FEET IN LENGTH, AND SHALL BE WITHIN 50 FEET OF THE BUILDING.

ACCESS WILL NOT HAVE AN UP, OR DOWNGRADE OF MORE THAN 15%. (ACCESS WILL NOT BE LESS THAN 16 FEET IN WIDTH PER THE 1997 UFC, ARTICLE 9, SECTION 902.2.2.1) AND WILL HAVE A VERTICAL CLEARANCE OF 15 FEET. ACCESS WILL BE DESIGNED TO WITHSTAND THE WEIGHT OF 60 THOUSAND POUNDS OVER 2 AXLES. ACCESS WILL HAVE A TURNING RADIUS OF 45 FEET CAPABLE OF ACCOMMODATING FIRE APPARATUS.

APPROXIMATE FLOODPLAINS MUST BE KEPT FREE OF ALL BUILDINGS, OBSTRUCTIONS, GRADING AND FILL. ANY FENCING SHALL BE OF A "RAIL" TYPE. CHAINLINK FENCING SHALL NOT BE ALLOWED.

THIS PROPERTY IS SUBJECT TO LIGHTING RESTRICTIONS AS REQUIRED BY COUNTY ORDINANCE NO. 655, WHICH ARE INTENDED TO REDUCE THE EFFECTS OF NIGHT LIGHTING ON THE MOUNT PALOMAR OBSERVATORY. ALL PROPOSED OUTDOOR LIGHTING SYSTEMS SHALL BE IN CONFORMANCE WITH COUNTY ORDINANCE NO. 655.

COUNTY ARCHAEOLOGICAL REPORT NO. PD-A-3101 WAS PREPARED FOR THIS PROPERTY ON DECEMBER 4, 1999, BY JEAN A. KELLER AND IS ON FILE AT THE COUNTY OF RIVERSIDE PLANNING DEPARTMENT. THE PROPERTY IS NOT SUBJECT TO SURFACE ALTERATION RESTRICTIONS BASED ON THE RESULTS OF THE REPORT.

COUNTY BIOLOGICAL REPORT NO. PD-B-2103 WAS PREPARED FOR THIS PROPERTY ON DECEMBER 9, 1999, BY RB RIGGAN AND ASSOCIATES AND IS ON FILE AT THE COUNTY OF RIVERSIDE PLANNING DEPARTMENT. THE PROPERTY IS SUBJECT TO BIOLOGICAL RESOURCES RESTRICTIONS BASED ON THE RESULTS OF SECTION 404 AND SECTION 1603 PERMITS.

SURVEYOR'S NOTES:

THIS TRACT CONTAINS 78.26 ACRES, GROSS.

DRAINAGE EASEMENTS SHALL BE KEPT FREE FROM BUILDINGS, OBSTRUCTIONS AND ENCROACHMENTS BY LANDFILLS.

////// INDICATES RESTRICTED ACCESS DEDICATED HEREON.

(1) INDICATES FOUND 3/4" I.P., ILLEGIBLE, FLUSH, PER P.M.B. 13/78. ACCEPTED AS CENTER SEC. 8. SET TAG, "LS 6810".

(2) INDICATES FOUND 1-1/4" I.P. AND TAG, "RIV. CO. TRANS.", FLUSH, IN LIEU OF 2"x2" & TACK PER RIV. CO. F.B. 2202/1. ACCEPTED AS E. 1/4 COR., SEC. 8.

(3) INDICATES FOUND 1-1/4" I.P. AND TAG, "LS 7131", FLUSH, IN LIEU OF 2" I.P., PER RIV. CO F.B. 2202/2. ACCEPTED AS S. 1/4 COR., SEC. 8.

(4) INDICATES R.C.F.C. "Z-10054". N=2183670.37 E=6270737.18 FOUND 1-1/4" I.P. AND TAG, "RIV. CO. TRANS.", FLUSH, IN LIEU OF N. & T. PER RIV. CO. F.B. 2202/1. ACCEPTED AS S.E. COR., SEC. 8.

(5) INDICATES FOUND 3/4" I.P. AND TAG, "LS 3698", FLUSH. PER P.M.B. 55/98.

(6) INDICATES FOUND 3/4" I.P. AND TAG, "LS 3698", FLUSH, 0.13' W'LY, ON LINE. NO REF. ACCEPTED AS N.E. COR., PAR. 3, P.M.B. 30/59.

(7) INDICATES FOUND 1-1/4" I.P. AND TAG, "LS 3698", FLUSH. PER P.M.B. 34/81. 0.12 NORTH OF LINE.

(8) INDICATES FOUND 1-1/4" I.P. AND TAG, "LS 3698", FLUSH. NO REF. ACCEPTED AS N.W. COR., PCL. 1, P.M.B. 38/83.

(9) INDICATES FOUND 1-1/4" I.P. AND TAG, "LS 3698", FLUSH. PER P.M.B. 39/83.

(10) INDICATES R.C.F.C. "Z-10055". N=2189066.87 E=6270777.19 FD. 1-1/4" I.P. W/PLUG, ILLEGIBLE, DN. 0.2', PER COUNTY OF RIVERSIDE FLOOD CONTROL, ACCEPTED AS N.E. COR. SEC. 8.

(11) INDICATES FOUND 3/4" I.P., NO TAG, FLUSH, DID NOT ACCEPT.

○ INDICATES SET 1" I.D. X 18" I.P. AND TAG, "LS 6810", FLUSH, SET 1" I.P. AND TAG, "LS 6810", FLUSH, AT ALL REAR LOT CORNERS.

SET NAIL AND TAG MARKED "LS 6810" IN TOP OF CURB AT THE PROLONGATION OF SIDE LOT LINES.

ALL MONUMENTS ARE SET AND TAGGED PER ORDINANCE NO. 461.9.

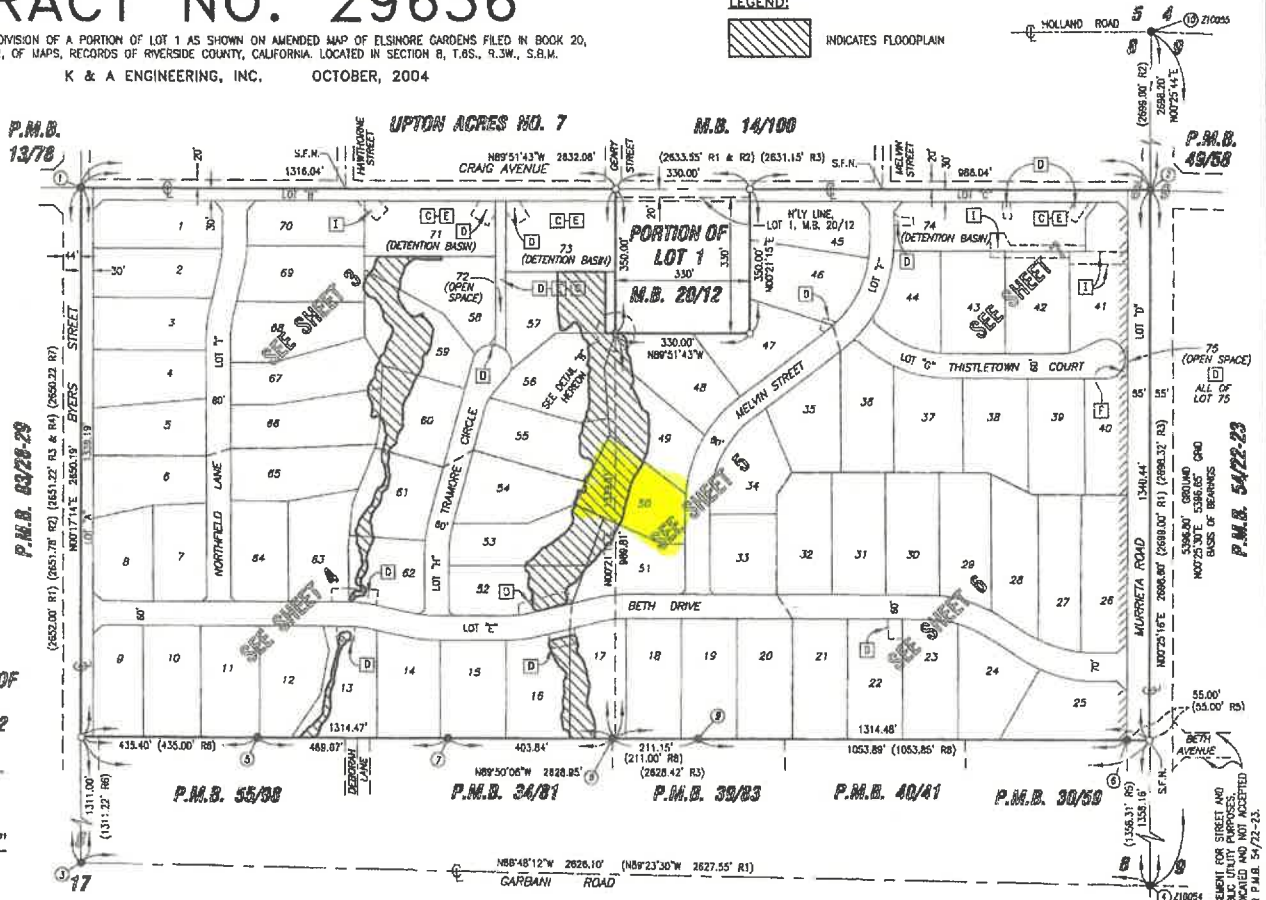
ALL MONUMENTS SHOWN "SET" ARE IN ACCORDANCE WITH THE MONUMENT AGREEMENT FOR THE MAP, UNLESS OTHERWISE NOTED.

(...) INDICATES RECORD DATA AS SHOWN HEREON.

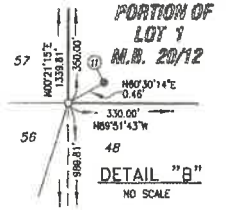
S.F.N. INDICATES SEARCHED, FOUND NOTHING.

LEGEND:

INDICATES FLOODPLAIN



BOUNDARY AND SHEET INDEX MAP





VICINITY MAP
NO SCALE

EASEMENT NOTES:

- [A] INDICATES EASEMENT FOR DRAINAGE, WATER QUALITY CONTROL AND OPEN SPACE PURPOSES RETAINED HEREON.
- [B] INDICATES EASEMENT FOR DRAINAGE PURPOSES RETAINED HEREON.
- [C] INDICATES EASEMENT FOR DETENTION BASIN AND WATER QUALITY CONTROL PURPOSES OVER ALL OF LOTS 71, 73 AND 74 RETAINED HEREON.
- [D] INDICATES EASEMENT FOR STORM DRAIN PURPOSES DEDICATED HEREON.
- [E] INDICATES EASEMENT FOR INGRESS AND EGRESS OVER ALL OF LOTS 71 THROUGH 74, INCLUSIVE, DEDICATED HEREON.
- [F] INDICATES EASEMENT FOR WATER AND/OR SEWER PURPOSES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT GRANTED HEREON.
- [G] INDICATES EASEMENT FOR WATER AND/OR SEWER PURPOSES OVER ALL OF LOT 72 IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT GRANTED HEREON.
- [H] INDICATES EASEMENT FOR LANDSCAPE AND MAINTENANCE PURPOSES DEDICATED HEREON.
- [I] INDICATES STORM DRAIN EASEMENT FOR FLOOD CONTROL AND MAINTENANCE PURPOSES DEDICATED HEREON.

GRAPHIC SCALE

0 100 200 400 800

SCALE: 1" = 200'

SCALE FACTOR

THE COMBINED SCALE FACTOR USED FOR THIS PROJECT IS 0.999971376. TO CONVERT GROUND DISTANCE TO GRID DISTANCE MULTIPLY COMBINED SCALE FACTOR BY GROUND DISTANCE.

CONVERGENCE ANGLE: -00°31'31.39"

ORIGIN POINT

RIVERSIDE COUNTY FLOOD CONTROL G.P.S. CONTROL POINT Z-10055 WAS HELD AS THE ORIGIN POINT FOR THIS PROJECT BEING: N= 2,189,066.87 E= 6,270,777.19 NAD, 83, U.S. SURVEY FOOT

BASIS OF BEARINGS

BEING A GRID BEARING OF NORTH 00°25'30" EAST BETWEEN RIVERSIDE COUNTY FLOOD CONTROL G.P.S. CONTROL POINT Z-10054 AND RIVERSIDE COUNTY FLOOD CONTROL G.P.S. CONTROL POINT Z-10055 AS LISTED ON RIVERSIDE COUNTY FLOOD CONTROL "MAPPING CONTROL FILE: S:\PALOMAR\CONTROL\PALOMAD.CTL" DATED APRIL 2002, NAD 83, EPOCH 2000.35

ECS BK 39 PG 41

ORDER NO. : 2607214260

EXHIBIT A

The land referred to is situated in the County of Riverside, City of Menifee, State of California, and is described as follows:

Lot 50 of Tract No. 29636, as shown on a Subdivision Map, in the City of Menifee, County of Riverside, State of California, filed in Book 423, Page 87 to 93, Inclusive, of Maps, in the Office of the Riverside County Recorder..

APN: 358-234-006