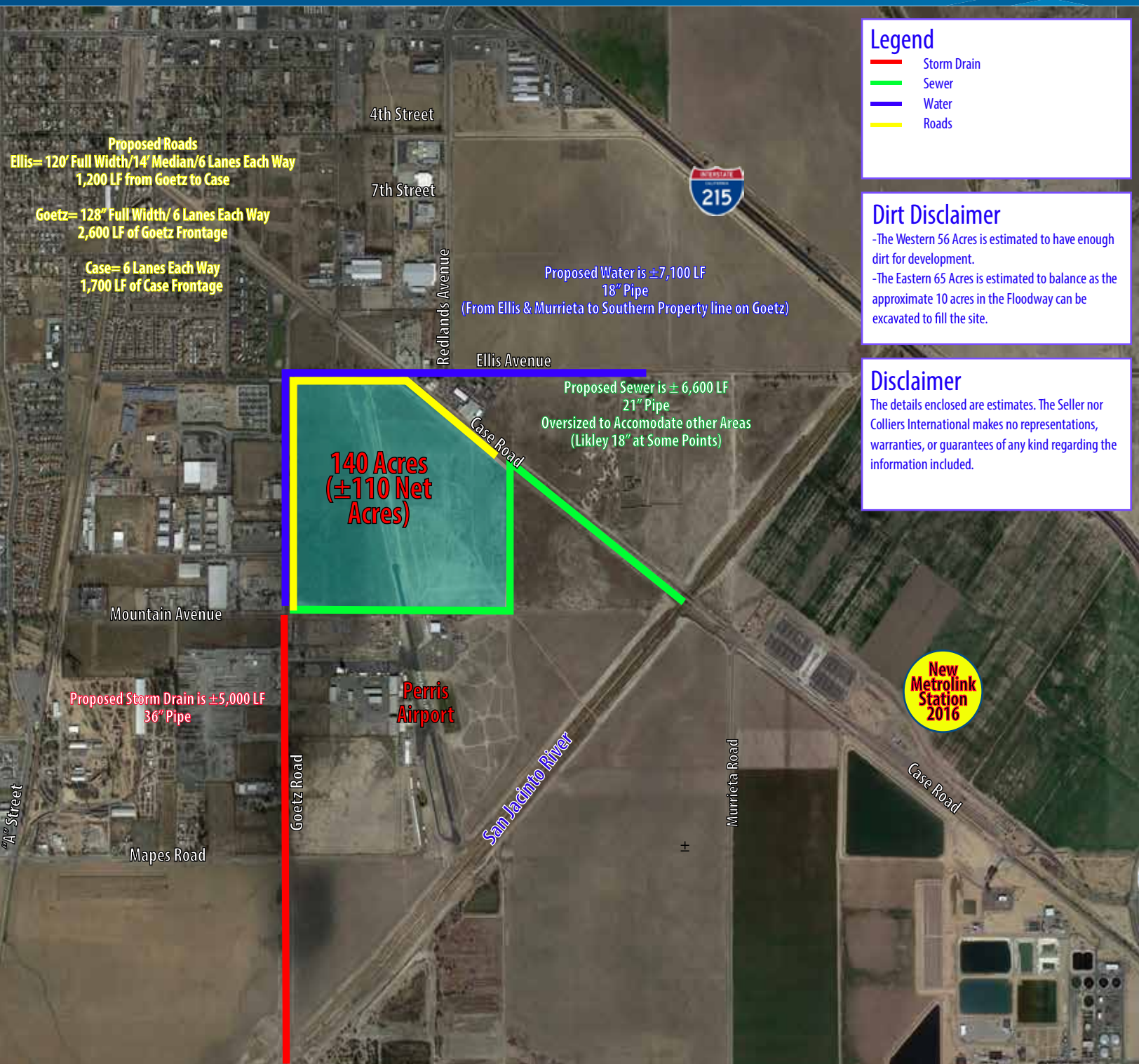


ESTIMATED IMPROVEMENT LOCATIONS



Legend

- Storm Drain
- Sewer
- Water
- Roads

Dirt Disclaimer

- The Western 56 Acres is estimated to have enough dirt for development.
- The Eastern 65 Acres is estimated to balance as the approximate 10 acres in the Floodway can be excavated to fill the site.

Disclaimer

The details enclosed are estimates. The Seller nor Colliers International makes no representations, warranties, or guarantees of any kind regarding the information included.

Proposed Roads
Ellis= 120' Full Width/14' Median/6 Lanes Each Way
1,200 LF from Goetz to Case

Goetz= 128" Full Width/ 6 Lanes Each Way
2,600 LF of Goetz Frontage

Case= 6 Lanes Each Way
1,700 LF of Case Frontage

4th Street

7th Street

Redlands Avenue



Proposed Water is ±7,100 LF
18" Pipe
(From Ellis & Murrieta to Southern Property line on Goetz)

Ellis Avenue

Proposed Sewer is ± 6,600 LF
21" Pipe
Oversized to Accomodate other Areas
(Likley 18" at Some Points)

**140 Acres
(±110 Net
Acres)**

Case Road

Mountain Avenue

Proposed Storm Drain is ±5,000 LF
36" Pipe

**Perris
Airport**



"A" Street

Goetz Road

San Jacinto River

Murrieta Road

Case Road

Mapes Road