

SUPPLEMENTAL PROPERTY INFORMATION

0 Mauricio Ave | Lake Elsinore, CA 92532

APN 349-410-006 | Approx. 14.89 Acres | Offered at \$405,000

Aerial, parcel, location and reference exhibits for buyer review

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For supplemental information only. Buyer to independently verify all information.

PROPERTY OVERVIEW

Approx. 14.89 Acres | \$405,000



Property at a Glance

ADDRESS

0 Mauricio Ave, Lake Elsinore, CA 92532

APN

349-410-006

ACREAGE

Approximately 14.89 acres

OFFERING PRICE

\$405,000

PRICE/ACRE

Approximately \$27,200

COUNTY

Riverside County

ZONING

R-R per current MLS data - buyer to verify

PRICING SUPPORT

A recent independent appraisal was completed and considered by the seller in establishing the current asking price.

PARCEL BOUNDARY & SURROUNDING CONTEXT

Boundary lines shown are approximate/reference only



Aerial views illustrate the parcel in relation to nearby residential neighborhoods and surrounding acreage.



NEARBY ROSETTA CANYON

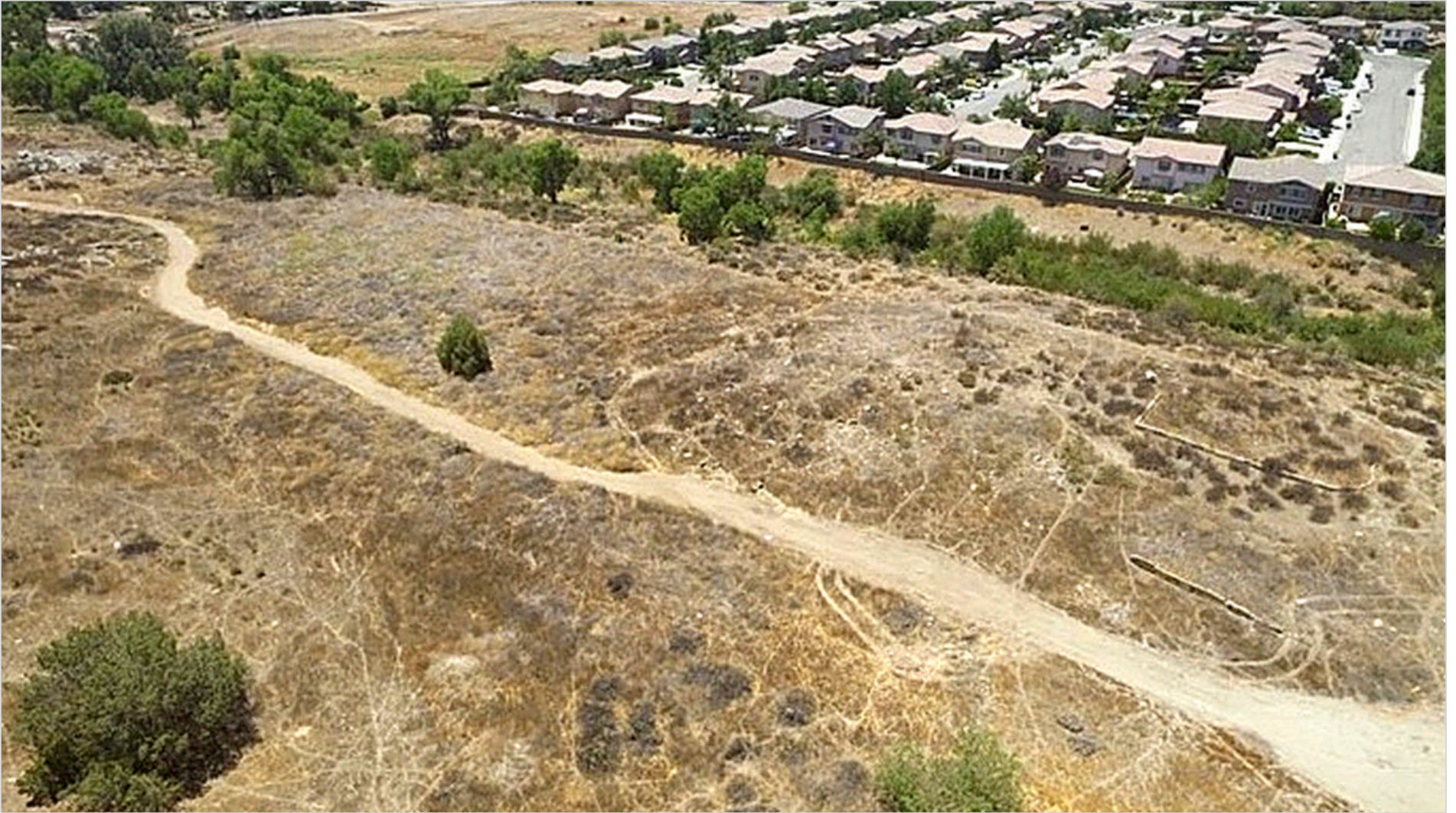
Residential neighborhood context



The Rosetta Canyon community is immediately nearby and provides useful visual context for the residential character surrounding the property. This exhibit is for location and neighborhood context only and does not imply HOA membership, access rights or shared amenities.

TERRAIN & ACCESS CONTEXT

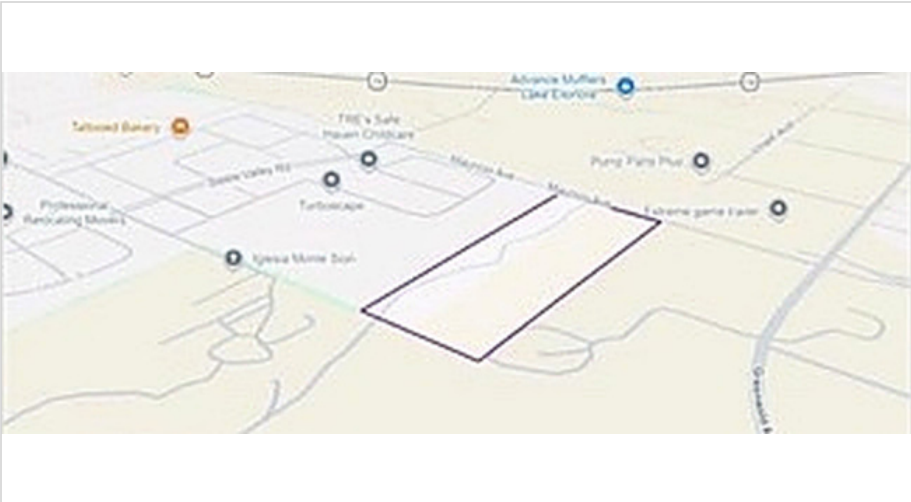
Existing site conditions - buyer to verify legal/physical access



Aerial photography shows the property terrain, existing dirt travel paths and its relationship to nearby residential development. No representation is made regarding legal access, road maintenance obligations, grading feasibility or future roadway improvements.

LOCATION & PARCEL REFERENCE EXHIBITS

Reference mapping only - not a survey



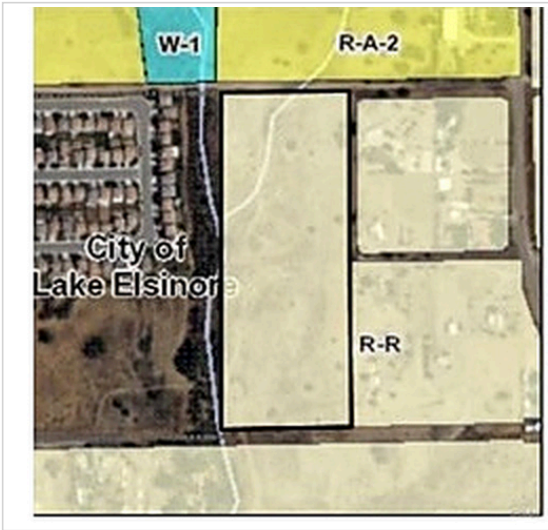
General location / parcel outline



Regional context



Approximate dimension reference



Zoning reference exhibit

Seller has assembled the following for serious buyer review:

- Assessor and parcel information
- Aerial and Google Earth imagery
- Parcel dimension and location exhibits
- Access and terrain imagery
- 3D/topographic views and reference graphics
- Property profile
- Prior Riverside County environmental correspondence
- Conceptual property-use / site-layout graphics, if provided, are for illustration only and are not approved plans or entitlements

Availability of a document or exhibit does not constitute approval, entitlement, feasibility confirmation or a representation that a particular development outcome can be achieved.

IMPORTANT BUYER DUE DILIGENCE NOTICE

Supplemental exhibits are informational only

1. All photographs, aerials, parcel outlines, maps, dimensions and other exhibits in this package are provided for general reference and marketing purposes only. Parcel lines and dimensions shown on imagery are approximate and should not be relied upon as a boundary survey.
2. Buyer and buyer's agent are advised to independently verify all information and conduct all investigations necessary for buyer's intended use, including acreage, boundaries, legal and physical access, zoning, General Plan designation, permitted uses and density, minimum lot sizes, subdivision and development potential, environmental requirements, grading, drainage, easements, fire requirements and any other governmental or agency requirements.
3. Buyer should independently verify the location, availability, capacity, connection requirements and costs of water, sewer or septic, electricity and all other utilities with the applicable providers and agencies. Nearby infrastructure or development does not establish service availability or capacity for the subject parcel.
4. Any conceptual site plans, property-use graphics or development illustrations are conceptual only and are not approved subdivision maps, entitlements, permits or guarantees of development potential. Buyer should consult Riverside County and all applicable agencies and appropriate licensed professionals.
5. Information is believed to be reliable but is not guaranteed. Buyer to satisfy themselves as to all matters affecting the property before closing.

Listing Agent

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