

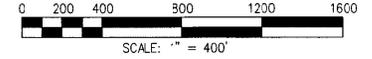
# EXHIBIT "1"

## TRACT NO. 36294

IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 BEING A PORTION OF LOT 1 OF EXCLUSION MAP OF ALL THE LANDS FROM CORONITA TRACT NO. 3, AS SHOWN ON A CERTIFIED COPY OF THE DECREE RECORDED ON NOVEMBER 4, 1960 AS INSTRUMENT NO. 95289 KNOWN AS PARCEL "B" AS SHOWN ON LOT LINE ADJUSTMENT NO. 04132, RECORDED AUGUST 20, 1969 AS INSTRUMENT NO. 99-373743 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN

HUNSAKER AND ASSOCIATES, INC.

AUGUST, SEPTEMBER & NOVEMBER, 2015



NUMBERED LOTS: 10  
 LETTERED LOTS: 21  
 ACREAGE IN NUMBERED LOTS: 182.026 AC.  
 ACREAGE IN LETTERED LOTS: 93.122 AC.  
 TOTAL ACREAGE: 275.148 AC.

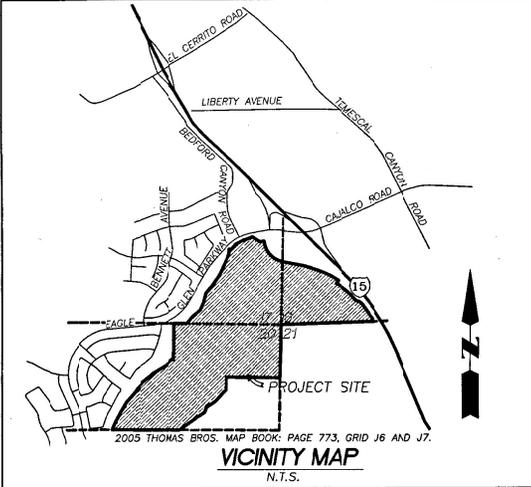
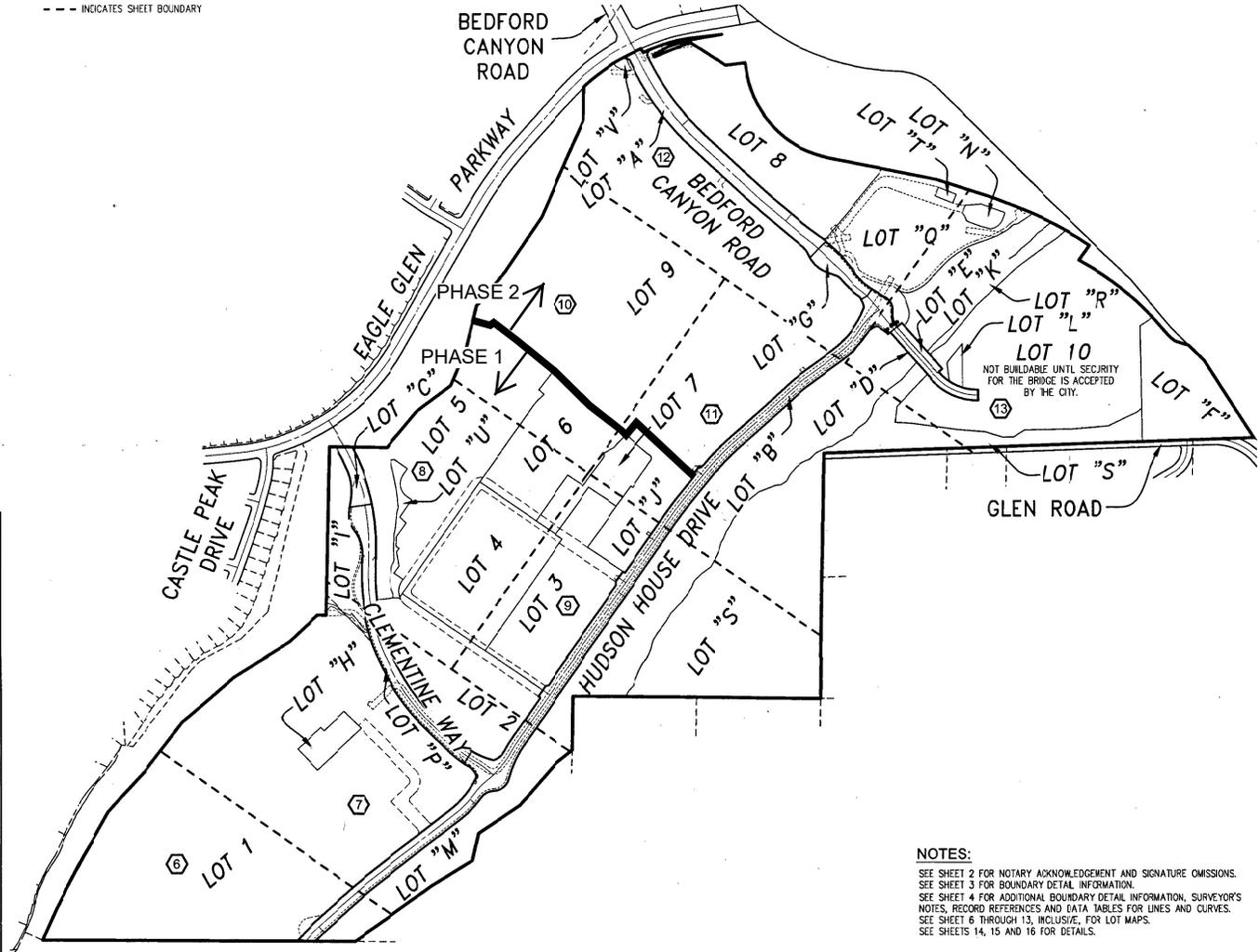
### EASEMENT NOTES

- ① AN EASEMENT FOR IRRIGATION AND ACCESS PURPOSES IN FAVOR OF ROBERT A. McILLAN ET AL. RECORDED DECEMBER 21, 1966 AS INSTRUMENT NO. BOOK 2015, PAGE 10 OF OFFICIAL RECORDS.
- ② AN EASEMENT OF THOSE PORTIONS OF THE FARM ROAD AS PER GRANT OF EASEMENT RECORDED DECEMBER 26, 2008 AS INSTRUMENT NO. 2008-0672263, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY WITHIN THE BOUNDARY OF THIS TRACT MAP LYING OVER PORTIONS OF LOTS 5 THROUGH 9, INCLUSIVE, PORTIONS OF LOTS A THROUGH B, INCLUSIVE, PORTIONS OF LOTS D THROUGH E, INCLUSIVE, PORTIONS OF LOTS J THROUGH K, INCLUSIVE, AND PORTIONS OF LOTS R-S, INCLUSIVE.
- ③ AN EASEMENT FOR PUBLIC WATER, RECLAIMED WATER, SEWER, STREET LIGHT, DRAINAGE, AND PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES AND PERSONNEL AS SHOWN AND DEDICATED HEREON.
- ④ AN EASEMENT FOR PUBLIC UTILITY PURPOSES AS SHOWN AND DEDICATED HEREON.
- ⑤ AN EASEMENT TO THE PUBLIC FOR ACCESS PURPOSES FOR INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACILITIES, DEDICATED HEREON.
- ⑥ AN ACCESS EASEMENT FOR INGRESS AND EGRESS AND FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES OVER LOTS "B", "G" AND "P", DEDICATED TO THE PUBLIC HEREON.
- ⑦ AN EASEMENT FOR PUBLIC UTILITY AND INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES AS SHOWN AND DEDICATED HEREON.
- ⑧ AN EASEMENT FOR TEMPORARY ACCESS PURPOSES FOR INGRESS AND EGRESS AND THE CONSTRUCTION AND MAINTENANCE OF PRIVATE STREETS.
- ⑨ AN EASEMENT FOR A CLASS 1 BIKE TRAIL FOR PUBLIC USE.
- ⑩ A TRAIL EASEMENT FOR PUBLIC USE, WIDTH SPECIFIED ON SHEETS.
- ⑪ A STORM DRAIN EASEMENT, AS SHOWN AND DEDICATED TO THE PUBLIC HEREON.
- ⑫ A DRAINAGE EASEMENT, AS SHOWN AND DEDICATED TO THE PUBLIC HEREON.
- ⑬ A FLOOD CONTROL EASEMENT, AS SHOWN AND DEDICATED TO THE PUBLIC HEREON.
- ⑭ AN EASEMENT FOR RIGHT OF WAY AND PUBLIC ROAD PURPOSES IN FAVOR OF THE CITY OF CORONA, RECORDED APRIL 12, 2017 AS INSTRUMENT NO. 2017-0146279, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.
- ⑮ AN EASEMENT TO THE PUBLIC FOR ACCESS PURPOSES FOR INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, DEDICATED HEREON.
- ⑯ A TEMPORARY CONSTRUCTION EASEMENT FOR CONSTRUCTION AND MAINTENANCE PURPOSE IN FAVOR OF THE CITY OF CORONA, RECORDED APRIL 21, 2017 AS INSTRUMENT NO. 2017-0162502, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

### SHEET INDEX

- ④ INDICATES SHEET NUMBER
- - - INDICATES SHEET BOUNDARY

### SHEET INDEX MAP



**NOTES:**  
 SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENT AND SIGNATURE OMISSIONS.  
 SEE SHEET 3 FOR BOUNDARY DETAIL INFORMATION.  
 SEE SHEET 4 FOR ADDITIONAL BOUNDARY DETAIL INFORMATION, SURVEYOR'S NOTES, RECORD REFERENCES AND DATA TABLES FOR LINES AND CURVES.  
 SEE SHEET 6 THROUGH 13, INCLUSIVE, FOR LOT MAPS.  
 SEE SHEETS 14, 15 AND 16 FOR DETAILS.

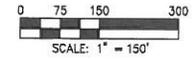
NUMBERED LOTS: 45  
 LETTERED LOTS: 17  
 ACREAGE IN NUMBERED LOTS: 33,047 A.C.  
 ACREAGE IN LETTERED LOTS: 20,699 A.C.  
 TOTAL ACREAGE: 53,746 A.C.

IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TRACT NO. 37030 (PHASE 1)

BEING A SUBDIVISION OF LOTS 2, 3, 4, 5, 6, 7, J AND U AND A PORTION OF LOT 9 OF TRACT MAP NO. 36294, FILED IN BOOK 456, PAGES 23 THROUGH 38, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

HUNSAKER AND ASSOCIATES, INC. AUGUST, SEPTEMBER & NOVEMBER, 2015.  
 FOR CONDOMINIUM PURPOSES

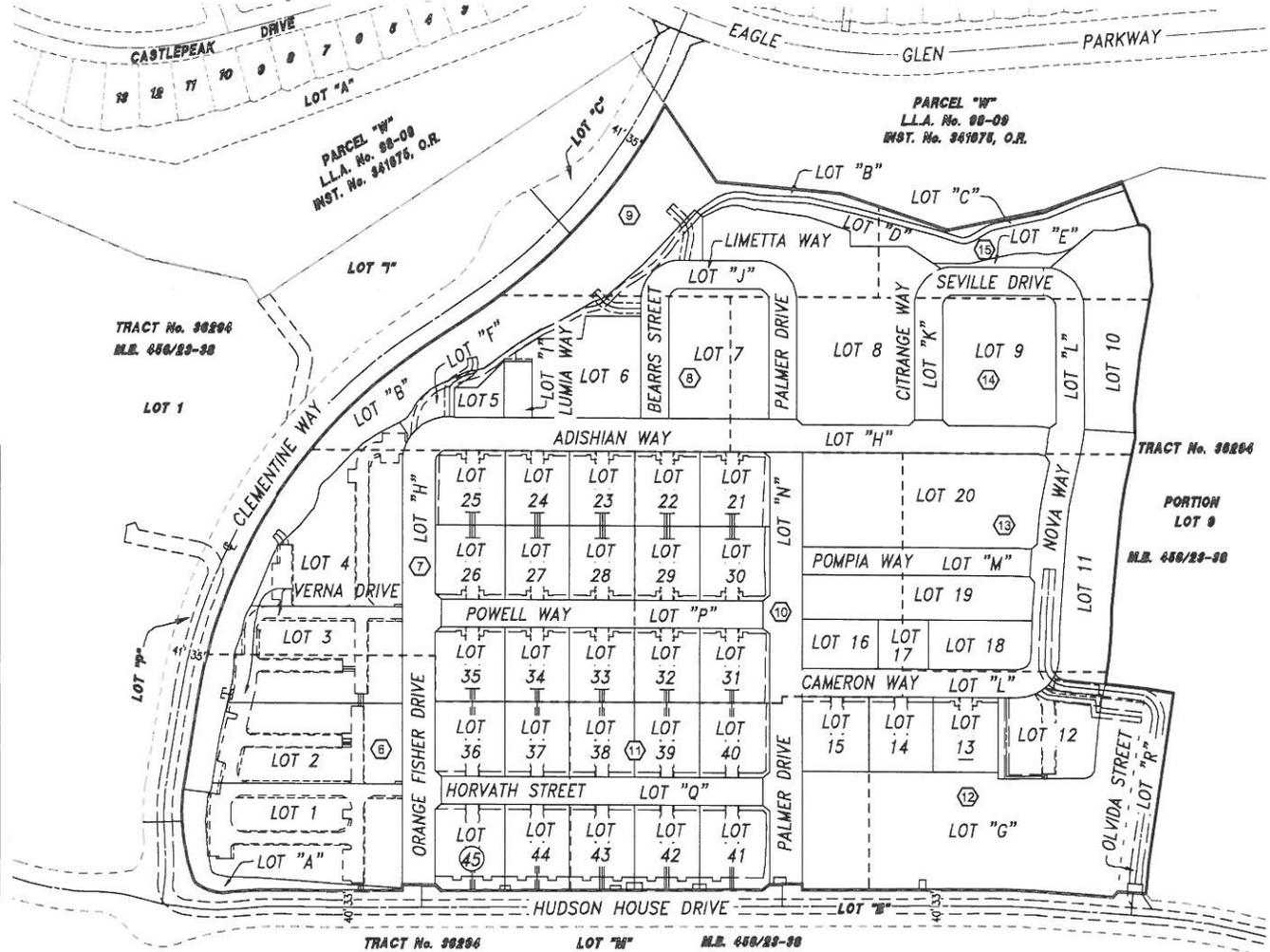
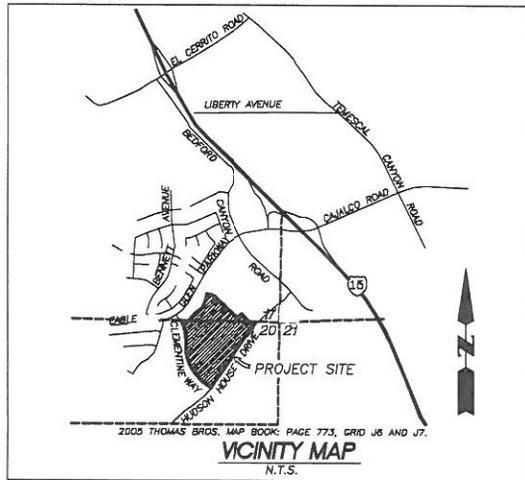


### SHEET INDEX

- # INDICATES SHEET NUMBER
- - - INDICATES SHEET BOUNDARY

### EASEMENT NOTES

- 1 A STORM DRAIN EASEMENT AS SHOWN AND DEDICATED ON TRACT 36294, RECORDED JULY 13, 2017, IN MAP BOOKS 456 PAGES 23 - 38.
- 2 A DRAINAGE EASEMENT AS SHOWN AND DEDICATED ON TRACT 36294, RECORDED JULY 13, 2017, IN MAP BOOKS 456 PAGES 23 - 38.
- 3 AN EASEMENT FOR PUBLIC WATER, RECLAIMED WATER, SEWER, STREET LIGHT, DRAINAGE, AND PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES AND PERSONNEL AS SHOWN AND DEDICATED ON TRACT 36294, RECORDED JULY 13, 2017, IN MAP BOOKS 456 PAGES 23 - 38.
- 4 AN EASEMENT FOR PUBLIC WATER, RECLAIMED WATER, SEWER, STREET LIGHT, DRAINAGE, AND PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES AS SHOWN AND DEDICATED HEREON.
- 5 AN EASEMENT FOR PUBLIC UTILITY PURPOSES AS SHOWN AND DEDICATED HEREON.
- 6 A DRAINAGE EASEMENT, AS SHOWN AND DEDICATED TO THE PUBLIC HEREON.
- 7 A STORM DRAIN EASEMENT, AS SHOWN AND DEDICATED TO THE PUBLIC HEREON.
- 8 AN EASEMENT FOR PUBLIC SEWER PURPOSES AS SHOWN AND DEDICATED HEREON.
- 9 AN EASEMENT TO THE PUBLIC FOR ACCESS PURPOSES FOR INGRESS AND EGRESS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES OVER LOT 12 AND LOTS "C", "L", "N" AND "R", DEDICATED TO THE PUBLIC HEREON.
- 10 A TRAIL EASEMENT FOR PUBLIC USE, AS SHOWN AND DEDICATED HEREON.
- 11 AN EASEMENT FOR PUBLIC WATER PURPOSES SHOWN AND DEDICATED HEREON.
- 12 AN EASEMENT FOR LANDSCAPE PURPOSES, AS SHOWN AND RETAINED HEREON.



**NOTES:**  
 SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENTS.  
 SEE SHEET 3 FOR BOUNDARY INFORMATION AND SURVEYOR'S NOTES.  
 SEE SHEET 4 FOR ADDITIONAL BOUNDARY DETAIL INFORMATION, BASIS OF BEARING AND DATUM STATEMENT.  
 SEE SHEET 6 THROUGH 16, INCLUSIVE, FOR LOT MAPS.  
 SEE SHEET 17 AND 18 FOR LANDSCAPE EASEMENT INFORMATION.