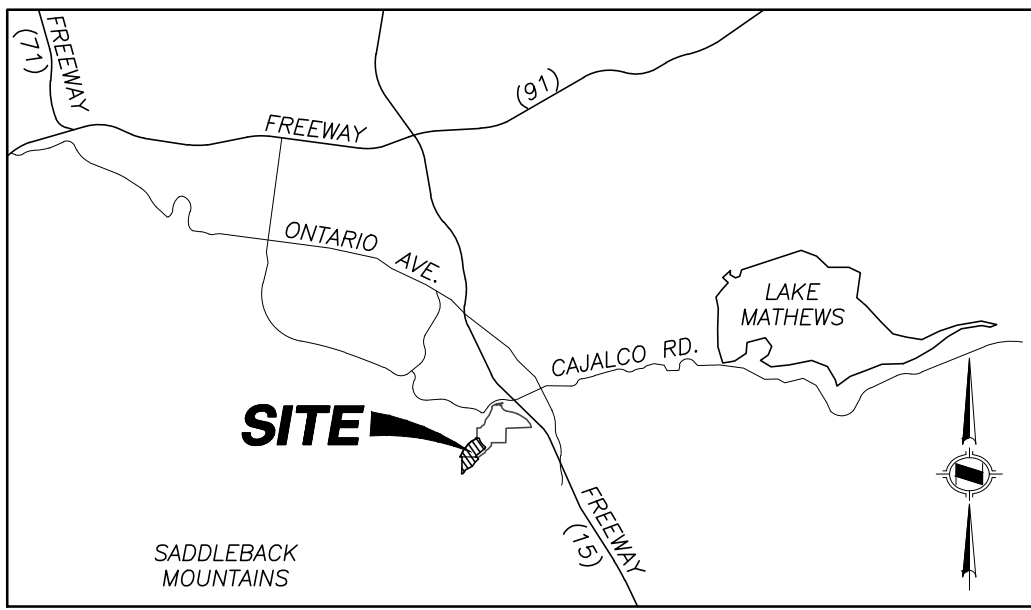


TENTATIVE TRACT MAP NO. 38572
FOR CONDOMINIUM PURPOSES

LAND SITUATED IN THE CITY OF CORONA, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:
BEING ALL OF PARCEL 1 OF PARCEL MAP 37036 AS SHOWN BY MAP ON FILE IN PARCEL MAP BOOK 250, PAGES 41 THROUGH 44, INCLUSIVE, OF PARCEL MAPS, TOGETHER WITH ALL OF LOT 1, LOT "H", AND A PORTION OF LOT "B" OF TRACT NO. 36294 AS SHOWN BY MAP ON FILE IN BOOK 456, PAGES 23 THROUGH 38, INCLUSIVE, OF MAPS, BOTH BEING RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 20, TOWNSHIP 4 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN.
CONTAINING 83.41 ACRES, MORE OR LESS.



VICINITY MAP

EARTHWORK SUMMARY

CUT: 413,215 CYS
FILL: 444,167 CYS
IMPORT: 64,009 CYS

PROPOSED EASEMENTS

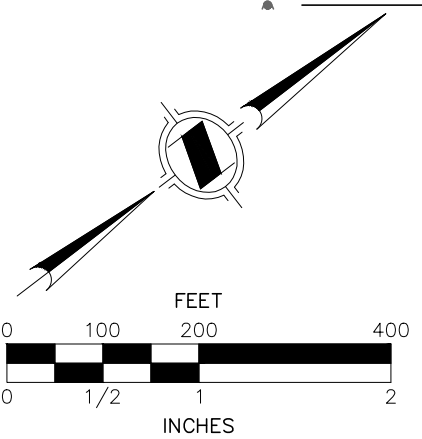
- ① INGRESS EGRESS AND EMERGENCY ACCESS OVER PRIVATE STREETS AND PUBLIC UTILITY PURPOSES.
② 2' EASEMENT FOR PUBLIC UTILITY PURPOSES.
③ 12' EASEMENT CLASS 1 BIKE TRAIL FOR PUBLIC USE.
④ 25' EASEMENT FOR WATER LINES.
⑤ EASEMENT FOR STORM DRAIN AND PUBLIC UTILITY PURPOSES.

EXISTING EASEMENTS

- ①② QUITCLAIMED
③ A. A PERMANENT EASEMENT FOR INGRESS, EGRESS, MAINTAINING AND IMPROVING A ROAD FOR VEHICLE AND PEDESTRIAN ACCESS, DRAINAGE AND DIVERSION OF SURFACE WATERS; INSTALLING, MAINTAINING AND REPLACING LANDSCAPING AND APPURTENANT IMPROVEMENTS AND INCIDENTAL PURPOSES, RECORDED JULY 9, 2003 AS INSTRUMENT NO. 2003-510647 OF OFFICIAL RECORDS.
B. A TEMPORARY EASEMENT FOR INGRESS AND EGRESS FOR THE PURPOSES OF PERFORMING GRADING AND CONSTRUCTION AND INCIDENTAL PURPOSES, RECORDED JULY 9, 2003 AS INSTRUMENT NO. 2003-510647 OF OFFICIAL RECORDS.
④⑤⑥⑦ QUITCLAIMED
⑧ EASEMENT IN FAVOR OF ROBERT MCMILLAN, RUBY MCMILLAN, HAROLD MCMILLAN AND EVA MCMILLAN TO MAINTAIN, REPAIR AND REPLACE IRRIGATION PIPELINE TOGETHER WITH RIGHTS OF INGRESS AND EGRESS, RECORDED 12/21/1956 AS BOOK 2015, PG.10. TO BE QUITCLAIMED.
⑨ WATER TANK EASEMENTS, SITE 1 IS ON PHASE 2 AND SITE 2 IS ON PHASE 4, IN FAVOR OF ARANTINE HILLS HOLDINGS LP FOR WATER TANK AND WATER LINE PURPOSES, RECORDED 12/31/2014 AS INST. No. 2014-0499147, O.R. TO BE VACATED. SITE 2 EASEMENT TO BE QUITCLAIMED
⑩ 12' EASEMENT CLASS 1 BIKE TRAIL FOR PUBLIC USE PER TR 36294, MB 456/23-38
⑪ EXISTING 78' ACCESS EASEMENT PER PM 37036 PMB 250/41-44
⑫ EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE TO CONSTRUCT AND MAINTAIN THE LEVY, DEBRIS BASIN ANC CHANNEL, RECORDED 06-27-2018 AS INST No. 2018-0259939. THIS EASEMENT IS TO BE VACATED.
⑬ EASEMENT FOR THE TRANSPORTATION AND DISTRIBUTION OF NATURAL GAS AND COMMUNICATION AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, RECORDED 06-21-2018 AS INST. No. 2018-0251184. THIS EASEMENT IS NOT PLOTABLE AS IMPROVEMENTS HAVE NOT BEEN CONSTRUCTED, AND WILL BE VACATED.
⑭ A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA N THE PATENT RECORDED 08/10/1896 IN BOOK 1 OF PATENTS, PAGE 350. THE LOCATION OF THIS EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION AS IT IS BLANKET IN NATURE TO PARCEL 1, PM 37036. (W½ SE¼ AND E½ SW¼ SECTION 20, TOWNSHIP 4 SOUTH, RANGE 6 WEST, S.B.M.). NOT PLOTABLE.
⑮ EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR FLOOD CONTROL AND DRAINAGE PURPOSES INCLUDING BUT NOT LIMITED TO THE CONSTRUCTION, USE, REPAIR, RECONSTRUCTION, INSPECTION, OPERATION AND MAINTENANCE OF BEDFORD CANYON - ARANTINE HILLS LEVEE AND ALL APPURTENANT WORKS, INCLUDING INGRESS AND EGRESS. RECORDED 04/15/2021 AS INST No. 2021-0236955. THIS EASEMENT IS TO BE VACATED.
⑯ ACCESS EASEMENT AND COST SHARING AGREEMNET IN FAVOR OF THE McMillan TRUST RECORDED 07/29/2021 AS INST No. 2021-0454662 AND MODIFIED ON 03/07/2023 AS INST. No. 2023-0065322. THIS EASEMENT AND COST SHARING AGREEMENT WILL REMAIN
⑰ A DECLARATION ESTABLISHING ACCESS EASEMENT RIGHTS RECORDED 12/30/2021 AS INSTRUMENT No. 2021-0766313. THIS EASEMENT WILL REMAIN.

LEGEND

- RIGHT OF WAY
LOT LINE
TRACT BOUNDARY
EASEMENT
EXISTING LOT LINE
DAYLIGHT LINE
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
EXISTING CURB
EXISTING MEDIAN
TOP AND TOE OF SLOPE
RETAINING WALL
PROPOSED V-DITCH
PROPOSED WATER LINE (ZONE 4)
PROPOSED WATER LINE (ZONE 5)
RECYCLED WATER LINE
PROPOSED SEWER LINE
PROPOSED STORM DRAIN LINE
PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT



NOTES

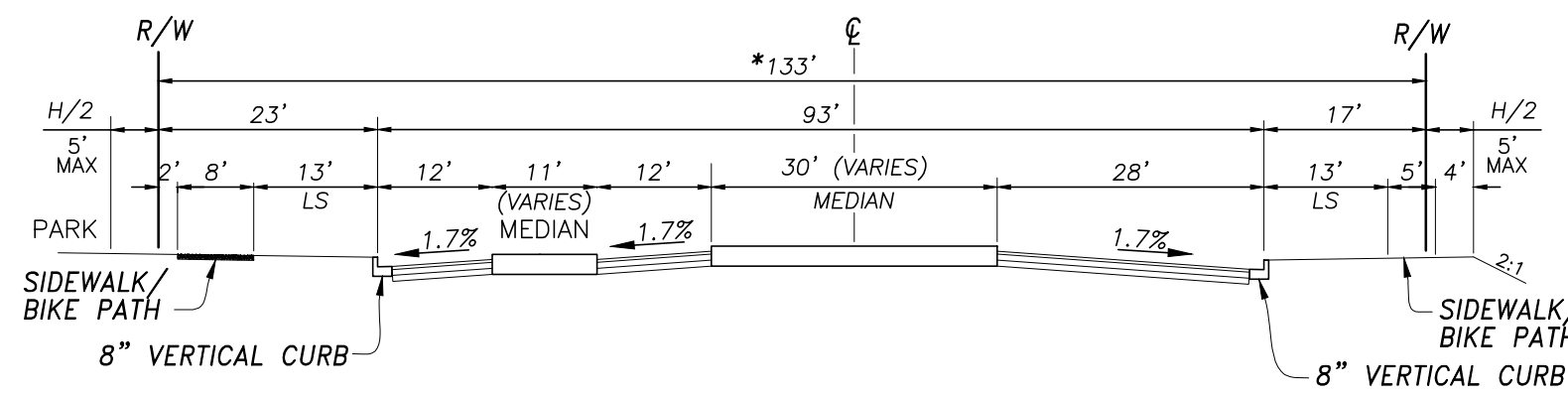
1. EXISTING LAND USE: VACANT
2. PROPOSED LAND USE: RESIDENTIAL
3. EXISTING GENERAL PLAN LAND USE DESIGNATION: LOW, MEDIUM, AND HIGH DENSITY RESIDENTIAL
4. EXISTING ZONING: LDR, MDR, HDR AND PARKS.
5. ASSESSOR PARCEL NUMBERS: 282-030-037, 282-030-038, 282-030-030, 282-030-051 AND 282-040-021.
6. TOTAL GROSS AREA: 85.51 AC
7. WATER SERVICE PROVIDED BY: CORONA DEPARTMENT OF WATER AND POWER, 755 CORPORATION YARD WAY, CORONA, CA 92880, (951) 736-2234
8. SEWER SERVICE PROVIDED BY: CORONA DEPARTMENT OF WATER AND POWER, 755 CORPORATION YARD WAY, CORONA, CA 92880, (951) 736-2234
9. GAS SERVICE PROVIDED BY: SOUTHERN CALIFORNIA GAS COMPANY, P.O. BOX 3150, SAN DIMAS, CA 91773, (800) 427-2200
10. ELECTRIC SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON, P.O. BOX 6400, RANCHO CUCAMONGA, CA 91729, (800) 990-7788
11. TELEPHONE SERVICE PROVIDED BY: AT&T, 1265 N. VAN BUREN STREET, SUITE 180, ANAHEIM, CA 92807, (800) 750-2355
12. FIBER OPTIC CABLE PROVIDED BY: AT&T, 1265 N. VAN BUREN STREET, SUITE 180, ANAHEIM, CA 92807, (800) 750-2355
13. REFUSE PROVIDED BY: WASTE MANAGEMENT OF THE INLAND EMPIRE, 800 SOUTH TEMESCAL STREET, CORONA, CA 92876, (951) 280-4500
14. THE PROJECT IS LOCATED WITHIN THE CORONA-NORCO UNIFIED SCHOOL DISTRICT, 2820 CLARK AVENUE, NORCO CA, 92860, (951) 736-5000
15. THE PROJECT SITE IS LOCATED WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 06065C13600, EFFECTIVE DATE AUGUST 28, 2008.
16. ALL IMPROVEMENTS SHALL BE PER ARANTINE HILLS SPECIFIC PLAN UNLESS OTHERWISE APPROVED.
17. PROPOSED DEVELOPMENT (PHASE 3 AND 4) IS IN CONFORMANCE WITH THE APPROVED WQMP AND DRAINAGE REPORT.
18. ANY REVISED SITE PLAN SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR SCREEN CHECK APPROVAL PRIOR TO BUILDING PLAN SUBMITTAL.
19. PLANS PROVIDE FOR TWO (2) ALL WEATHER SURFACE ACCESS WAYS TO BE APPROVED BY THE FIRE PREVENTION MANAGER AND CONSTRUCT THE ACCESS WAY(S) TO ACCOMMODATE 70,000 LBS GW DURING ALL PHASES OF CONSTRUCTION.
20. ALL PROJECTS SHALL COMPLY WITH THE CITY OF CORONA FIRE DEPARTMENT SITE CONSTRUCTION STANDARD. A COPY OF WHICH IS AVAILABLE AT THE FIRE DEPARTMENT COUNTER. PROJECTS SHALL HAVE APPROVED ALL WEATHER ACCESS FROM TWO (2) DIRECTIONS AND FIRE HYDRANTS PROVIDING THE REQUIRED FLOW TESTED AND ACCEPTED PRIOR TO COMBUSTIBLE CONSTRUCTION.
21. PROVIDE A MINIMUM TWENTY-FIVE (25) FOOT INSIDE AND FIFTY (50) FOOT OUTSIDE RADIUS FOR ACCESS DRIVE(S).
22. STREET AND DRIVE GRADES SHALL NOT EXCEED 10% UNLESS APPROVED BY THE FIRE CHIEF AND CITY ENGINEER.
23. SINGLE FAMILY DWELLING UNITS REQUIRE A FIRE FLOW OF 1,500 GPM/2 HOURS @ 20 PSI. HYDRANT SPACING REQUIREMENT IS 300' MAXIMUM BETWEEN HYDRANTS.
38. A MINIMUM FIRE FLOW OF 1500 GALLONS PER MINUTE AT 20 PSI SHALL BE PROVIDED FOR ONE- AND TWO-FAMILY DWELLINGS.
39. THE FIRE SERVICE WATERLINE SHALL BE LOOPED AND PROVIDED WITH TWO (2) SEPARATE POINTS OF CONNECTION.
40. PROVIDE ONE-HOUR CONSTRUCTED EAVES FOR ALL HOMES LOCATED WITHIN TWO HUNDRED (200) FEET OF WILDLAND AREAS. ENTIRE HOUSE PERIMETER SHALL COMPLY.
50. PROVIDE CLASS A ROOFING MATERIAL ON ALL STRUCTURES PER THE CORONA MUNICIPAL CODE.
56. A FIRE FACILITIES FEE OF \$231.00 PER ACRE IS REQUIRED PER CORONA MUNICIPAL CODE SECTION 3.36.030 AND MUST BE PAID PRIOR TO BUILDING PERMIT ISSUANCE.
57. GROVES AND WEED ABATEMENT SHALL BE MAINTAINED SO AS NOT TO POSE A FIRE HAZARD UNTIL TIME OF DEVELOPMENT.
58. A SPECIFIC ADDRESS, ASSIGNED BY THE CITY OF CORONA, SHALL BE PROVIDED FOR EACH BUILDING AS SPECIFIED BY THE FIRE DEPARTMENT ADDRESS STANDARD WHICH CAN BE OBTAINED AT THE FIRE DEPARTMENT COUNTER AT CITY HALL. ADDRESS MUST BE ILLUMINATED DURING ALL HOURS OF DARKNESS.
59. SMOKE DETECTORS SHALL COMPLY WITH U.B.C. SECTION 310 1997 EDITION.
60. AT NO TIME SHALL FIRE HYDRANTS OR FIRE LANES BE BLOCKED BY BUILDING MATERIALS, STORAGE, EQUIPMENT, AND/OR VEHICLES.
61. MULTIPLE UNIT BUILDINGS SHALL HAVE SUITE NUMBER IDENTIFICATION ASSIGNED BY THE FIRE DEPARTMENT. SUBMIT AN EXHIBIT FOR REVIEW AND APPROVAL TO THE FIRE DEPARTMENT. A COPY OF THE PREMISE IDENTIFICATION STANDARD IS AVAILABLE AT CORONACA.GOV.
62. ANY REVISED SITE PLAN SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR SCREEN CHECK APPROVAL PRIOR TO BUILDING PLAN SUBMITTAL.
63. PLANS SHALL SHOW A MINIMUM DRIVE WIDTH OF 24 FEET.
64. MEET WITH CORONA FIRE DEPARTMENT TO DETERMINE LOCATIONS OF RED CURBING AND SIGNAGE BY FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, AND DESIGNATED FIRE LANES ON SITE.
65. A KNOX PADLOCK SHALL BE PROVIDED FOR GATE(S) IN THIS PROJECT. TO APPLY FOR A KNOX PRODUCT VISIT [HTTPS://WWW.KNOXBOX.COM/](https://www.knoxbox.com/)
66. FIRE HYDRANTS ARE TO BE SPACED A MAXIMUM 300 FEET APART, ONE- AND TWO-FAMILY DWELLINGS ONLY
67. FUEL MODIFICATION IS REQUIRED FOR THIS PROJECT. CONSULT WITH A QUALIFIED FIRM TO PROVIDE A SUBMITTAL TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL.
68. A FIRE PROTECTION/ACCESS PLAN IS REQUIRED FOR THIS SITE. CONSULT WITH A QUALIFIED FIRM TO PROVIDE A SUBMITTAL TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL. PROVIDE AT A MINIMUM BUT NOT LIMITED TO, FUEL MANAGEMENT, INGRESS AND EGRESS, STREET WIDTHS, TURN-OUTS, HYDRANT LOCATIONS ETC. IF ANY MITIGATION IS PROPOSED PROVIDE AN OFFICIAL ALTERNATIVE MATERIALS AND METHODS (AM & M) TO THE FIRE MARSHAL FOR REVIEW AND APPROVAL.
69. RESIDENTIAL FIRE SPRINKLERS SHALL BE INSTALLED PER CALIFORNIA FIRE AND RESIDENTIAL CODE, AND NFPA 13.

EXHIBIT 3

				DRAWN BY: LP		PREPARED FOR / OWNER: ARANTINE HILLS HOLDINGS, LP A DELAWARE LIMITED PARTNERSHIP 4343 VON KARMAN AVE, SUITE 300 NEWPORT BEACH, CA 92660 (949) 382-2766	PREPARED BY:  HUNSAKER & ASSOCIATES I R V I N E , I N C . PLANNING ■ ENGINEERING ■ SURVEYING Three Hughes ■ Irvine, CA 92618 ■ PH: (949) 583-1010 ■ FX: (949) 583-0759	SITE PLAN TENTATIVE TRACT NO.38572 FOR CONDOMINIUM PURPOSES City of Corona	SHEET 1 OF 9
				DESIGNED BY: JW					
				CHECKED BY: DS					
NO.	DATE	REVISIONS	APPROVED						

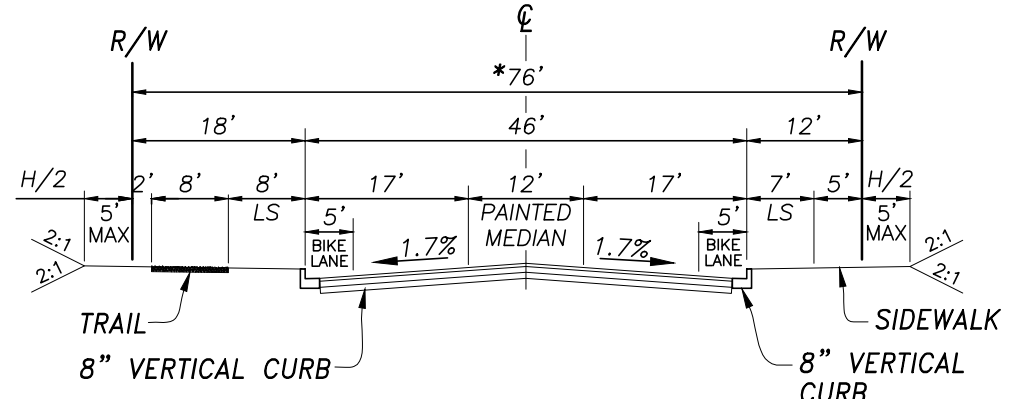
STREET SECTIONS

SCALE: 1"=20'

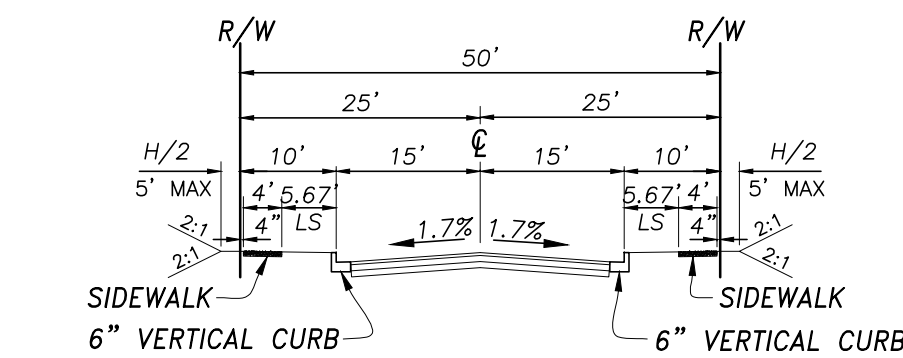


**133' PRIVATE/PUBLIC COLLECTOR STREET
(CLEMENTINE WAY)
OFF-STREET BIKE LANE
(NO ON-STREET PARKING)
N.T.S.**

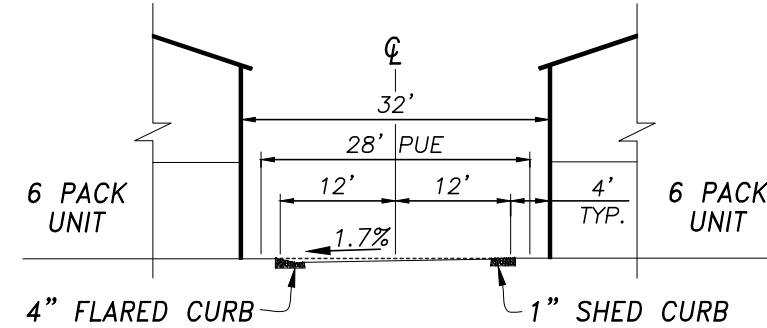
CITY APPROVED MINIMUM PIPE SEPARATIONS:
POTABLE TO POTABLE - 3 FT. EDGE TO EDGE
POTABLE TO NON-POTABLE - 4 FT. EDGE TO EDGE
POTABLE TO SEWER - 4 FT. EDGE TO EDGE
POTABLE TO SEWER FORCE MAIN - 10 FT. EDGE TO EDGE
RECLAIMED TO SEWER - 4 FT. EDGE TO EDGE



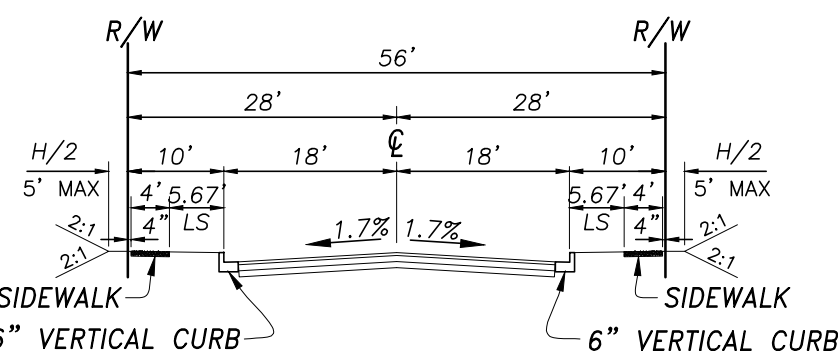
**76' PRIVATE/PUBLIC COLLECTOR STREET
(CLEMENTINE WAY)
ON-STREET BIKE LANE
(NO ON-STREET PARKING)
N.T.S.**



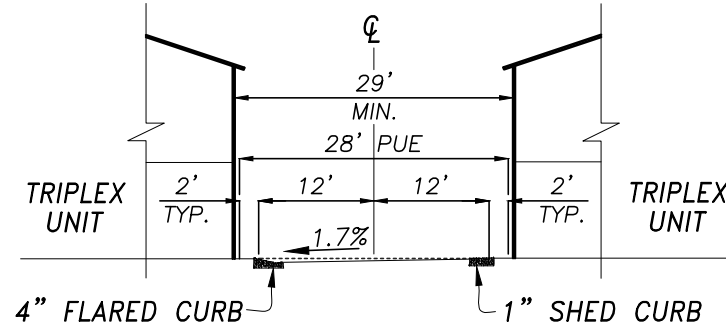
**50' PRIVATE LOCAL STREET
(\"K\" & \"Q\" STREET)
N.T.S.**



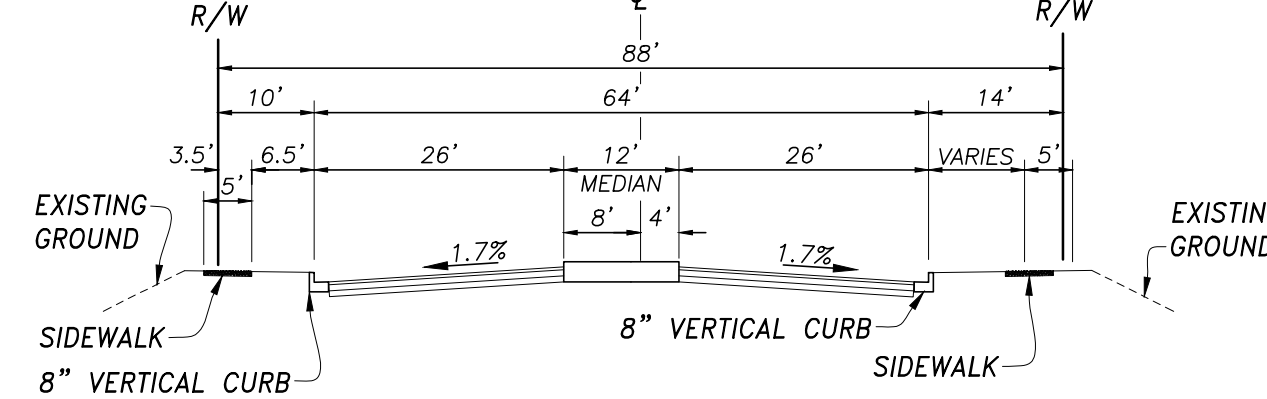
**TYPICAL 24' ALLEY
(6 PACK)
N.T.S.**



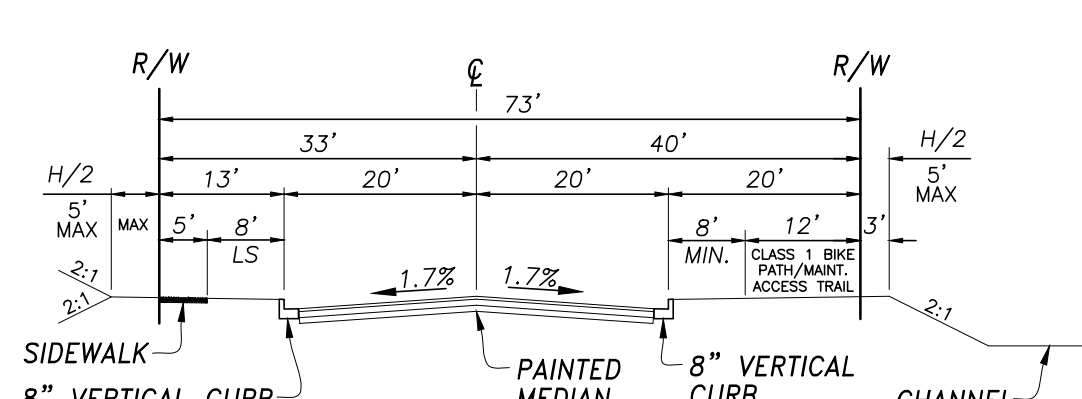
**56' PRIVATE LOCAL STREET
(\"A\"-\"J\", \"L\"-\"P\", \"R\"-\"S\" STREET)
N.T.S.**



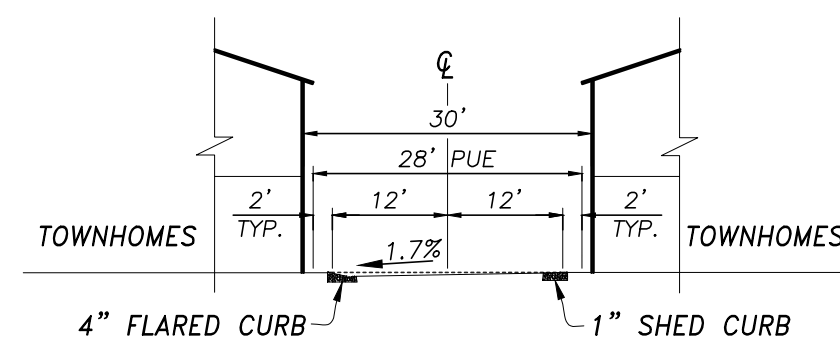
**TYPICAL 24' ALLEY
(TRIPLEX)
N.T.S.**



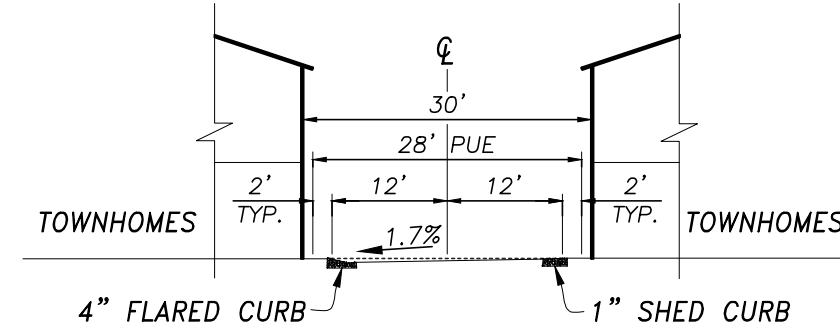
**EAGLE GLEN PARKWAY
(EXISTING)
N.T.S.**



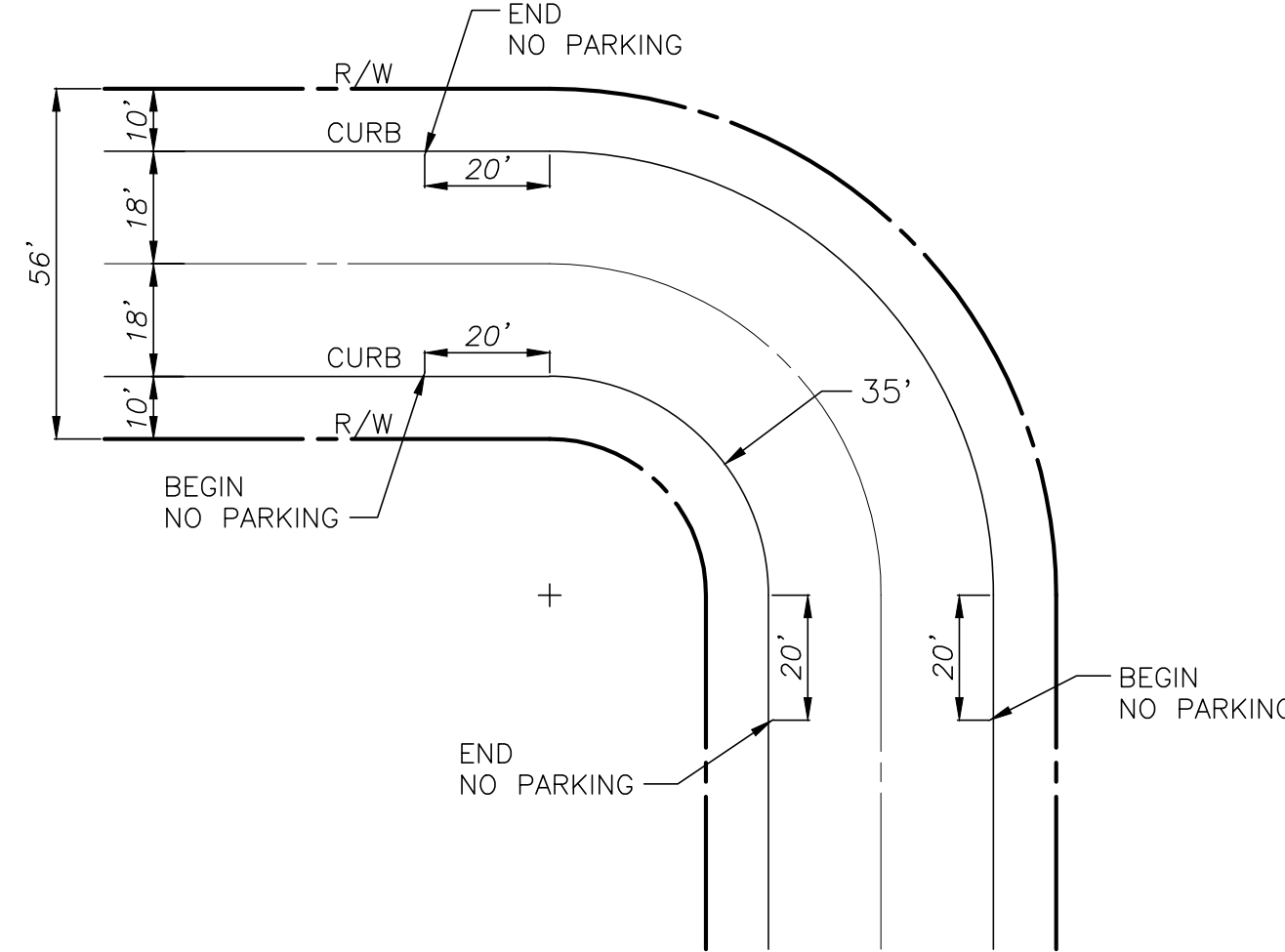
**73' PRIVATE COLLECTOR STREET
(EXISTING HUDSON HOUSE DRIVE)
(NO ON-STREET PARKING)
N.T.S.**



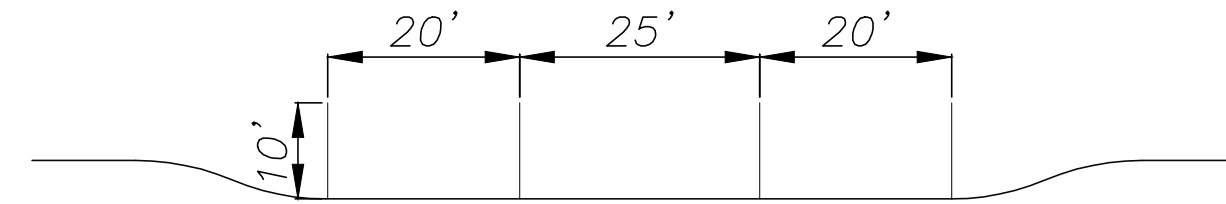
**TYPICAL 24' ALLEY
(TOWNHOMES)
N.T.S.**



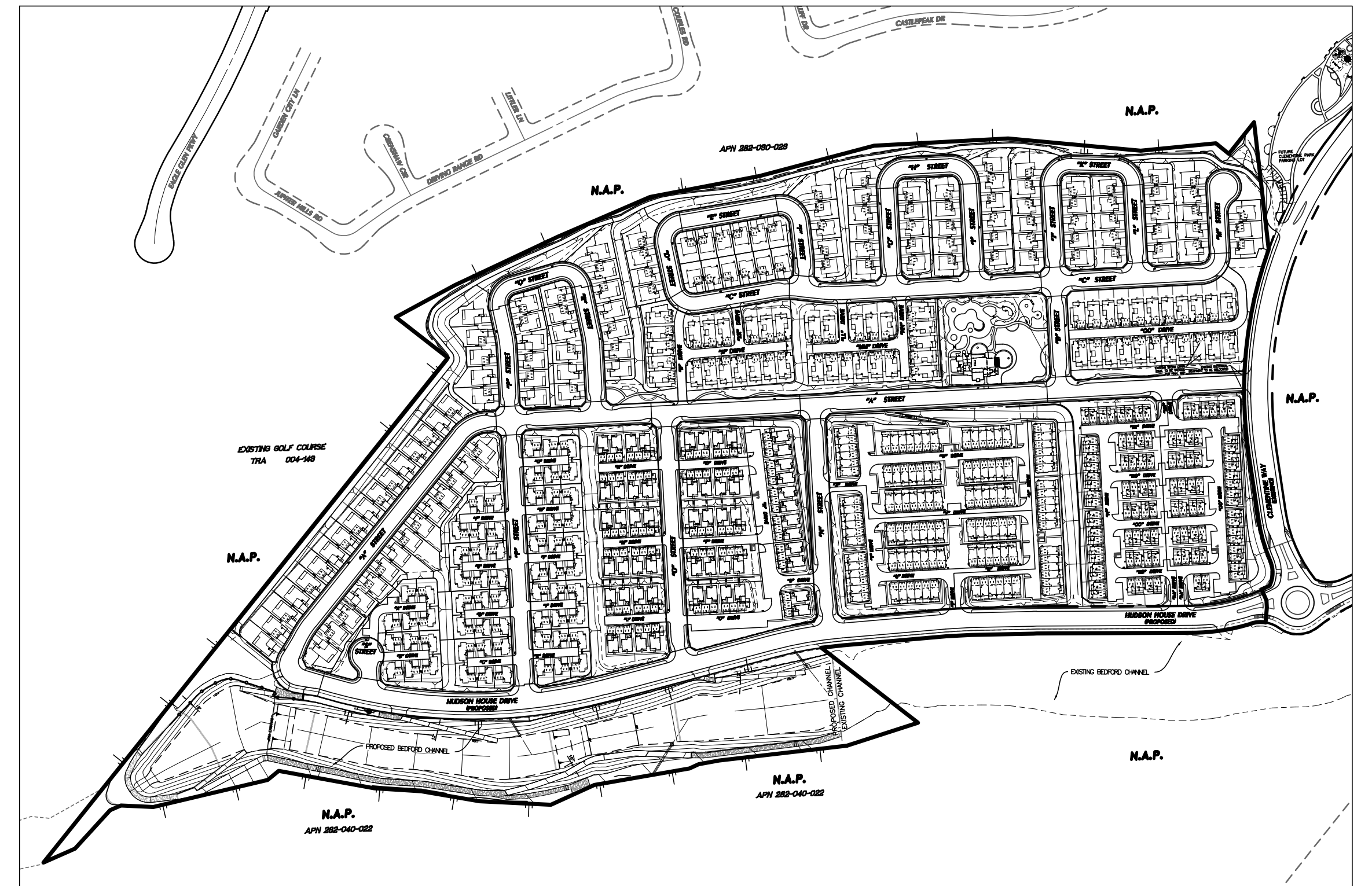
**TYPICAL 24' ALLEY
(ALLEY)
N.T.S.**



**PRIVATE STREET BEND
PER CITY OF CORONA
STANDARD PLAN NUMBER: 110**



**ON-STREET PARALLEL PARKING
(TYPICAL)
SCALE 1:20**



KEY MAP

NUMBERED LOTS

Lot No.	Land Use	S.F.	Acres	Lot No.	Land Use	S.F.	Acres
1	Residential	45,738	1.05	25	Residential	118,919	2.73
2	Residential	51,836	1.19	26	Residential	135,036	3.10
3	Residential	77,972	1.79	27	Residential	63,162	1.45
4	Residential	42,689	0.98	28	Residential	128,066	2.94
5	Residential	26,136	0.60	29	Residential	128,502	2.95
6	Residential	31,363	0.72	30	Residential	40,946	0.94
7	Residential	34,849	0.80	31	Residential	40,511	0.93
8	Residential	27,007	0.62	32	Residential	42,253	0.97
9	Residential	26,136	0.60	33	Residential	64,469	1.48
10	Residential	26,136	0.60	34	Residential	47,480	1.09
11	Residential	26,572	0.61	35	Residential	43,996	1.01
12	Residential	33,977	0.78	36	Residential	47,045	1.08
13	Residential	21,780	0.50	37	Residential	23,522	0.54
14	Residential	23,958	0.55	38	Residential	20,038	0.46
15	Residential	27,878	0.64	39	Residential	20,038	0.46
16	Residential	29,621	0.68	40	Residential	20,038	0.46
17	Residential	20,909	0.48	41	Residential	23,087	0.53
18	Residential	22,216	0.51	42	Residential	27,878	0.64
19	Residential	22,651	0.52	43	Residential	25,265	0.58
20	Residential	25,700	0.59	44	Residential	24,394	0.56
21	Residential	13,504	0.31	45	Residential	23,087	0.53
22	Residential	105,851	2.43	46	Residential	28,314	0.65
23	Residential	88,427	2.03	47	Residential	25,265	0.58
24	Residential	95,832	2.20				
		TOTAL		2,110,046		48.44	

LETTERED LOTS

Lot No.	Land Use	S.F.	Acres	Lot No.	Land Use	S.F.	Acres
A	Trail	40,511	0.93	Z	Street	31,363	0.72
B	Trail	49,223	1.13	AA	Street	12,197	0.28
C	Open Space	2,178	0.05	BB	Street	31,363	0.72
D	Open Space	4,356	0.1	CC	Street	15,246	0.35
E	Open Space	6,970	0.16	DD	Street	11,761	0.27
F	Linear Park	12,632	0.29	EE	Street	14,810	0.34
G	Park	70,567	1.62	FF	Street	12,197	0.28
H	Linear Park	18,295	0.42	GG	Street	13,504	0.31
I	Linear Park	9,148	0.21	HH	Street	16,117	0.37
J	Open Space	10,019	0.23	II	Street	13,504	0.31
K	Open Space	13,939	0.32	JJ	Street	40,511	0.93
L	Open Space	4,356	0.1	KK	Street	17,860	0.41
M	Open Space	17,424	0.4	LL	Street	12,632	0.29
N	Open Space	25,265	0.58	MM	Street	14,810	0.34
O	Open Space	16,988	0.39	NN	Street	13,068	0.3
P	Channel	503,989	11.57	OO	Street	17,860	0.41
Q	Street	99,752	2.29	PP	Street	14,810	0.34
R	Street	8,712	0.2	QQ	Street	15,246	0.35
S	Street	58,806	1.35	RR	Open Space	6,098	0.14
T	Street	37,897	0.87	SS	Street	91,912	2.11
U	Street	33,977	0.78	TT	Open Space	21,780	0.5
V	Street	30,492	0.7	UU	Trailhead	3,485	0.08
W	Street	25,700	0.59	VV	Open Space	1,307	0.03
X	Street	23,522	0.54	WW	Open Space	1,742	0.04
Y	Street	38,333	0.88	XX	Open Space	6,534	0.15
		TOTAL		1,614,789		37.07	

LAND USE SUMMARY

Land Use	Total Area (AC.)
Residential	48.44
Trail	2.06
Open Space	4.19
Park	1.62
Channel	11.57
Street	17.63
Total	85.51

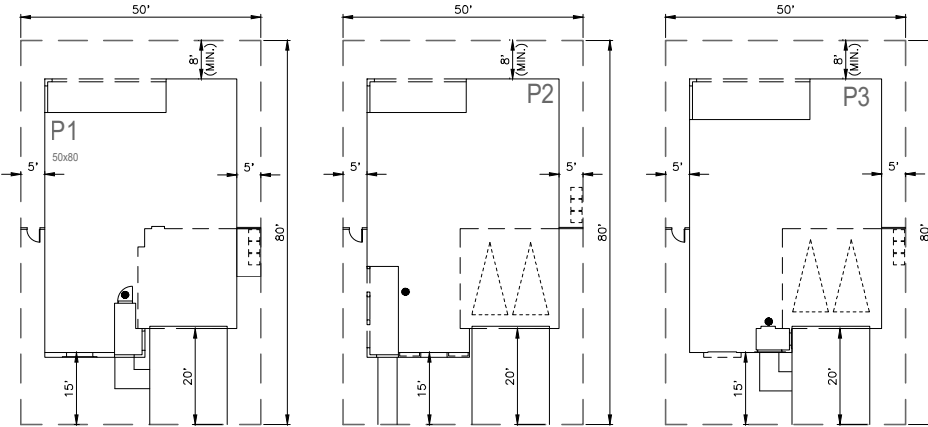
PRODUCT SUMMARY

PRODUCT	UNITS
47X80	72
50X80	55
DUPLEX	102
ALLEY	56
TRIPLEX	84
6 PACK	64
TOWNHOMES	113
TOTAL	546

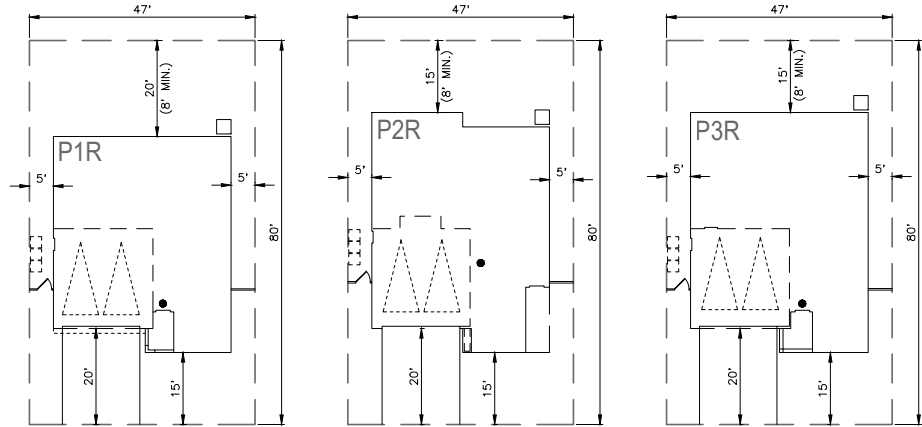
TYPICAL BUILDINGS

SCALE: 1"=40'

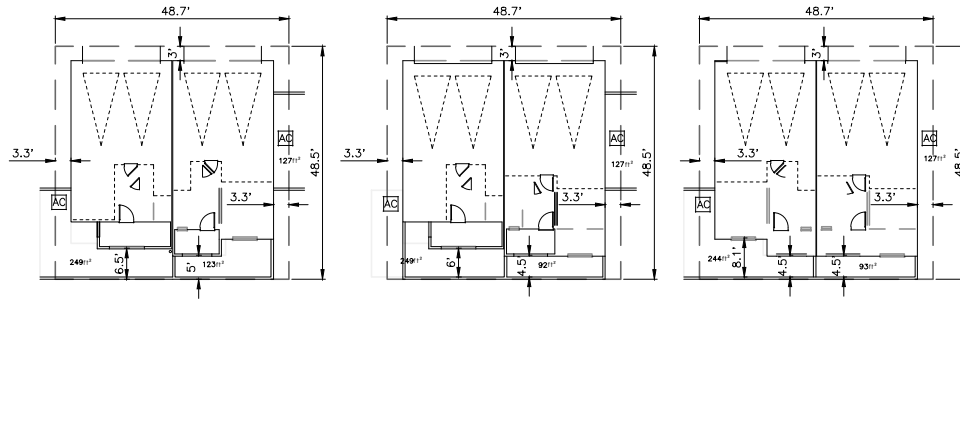
**SINGLE FAMILY DETACHED:
(LOW DENSITY) (50'x80')**



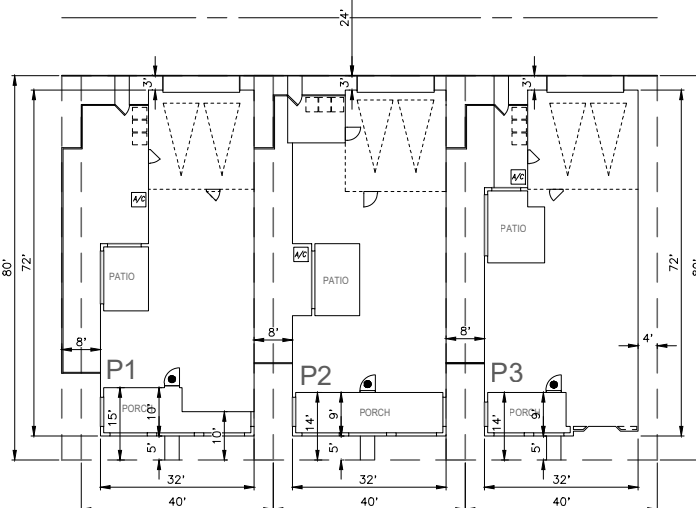
**SINGLE FAMILY DETACHED:
(LOW DENSITY) (47'x80')**



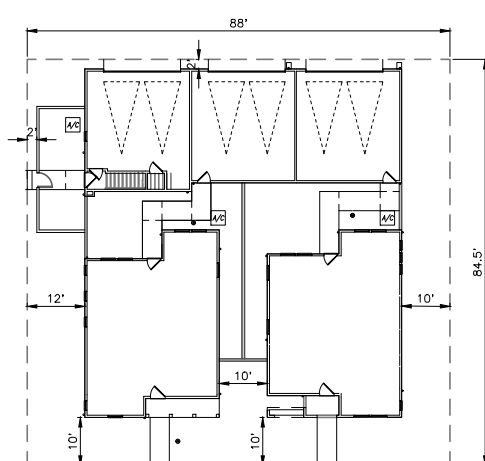
**DUPLEX
(HIGH DENSITY)**



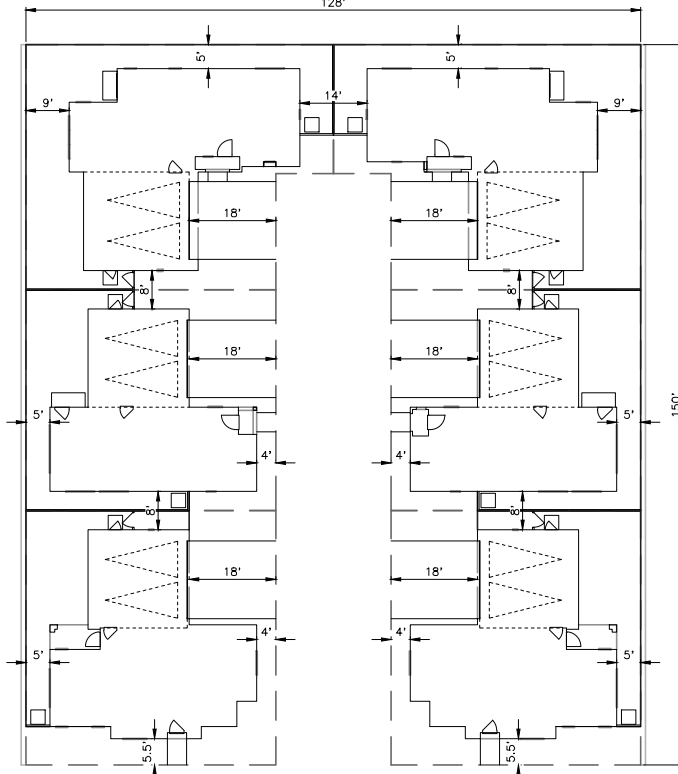
**ALLEY PRODUCT
(MEDIUM DENSITY) (NON-PASEO)**



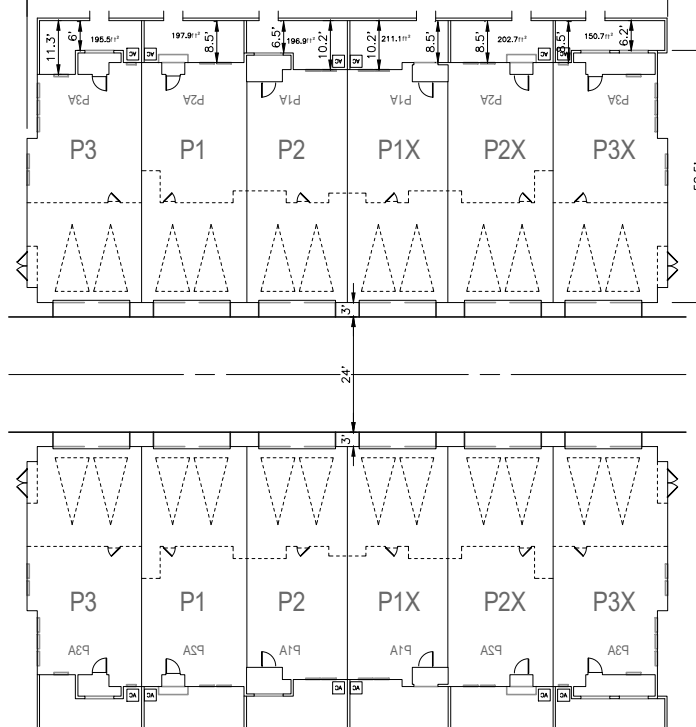
**TRIPLEX
(MEDIUM DENSITY) (PASEO)**



**SINGLE FAMILY DETACHED:
6 PACK (2 STORY)
(MEDIUM DENSITY - NON-PASEO)**



**TOWNHOME (2-STORY)
(HIGH DENSITY) (PASEO)**



NO.	DATE	REVISIONS	APPROVED	CHECKED BY:	DS

DRAWN BY: LP

DESIGNED BY: JW

PREPARED FOR / OWNER:

**ARANTINE HILLS HOLDINGS, LP
A DELAWARE LIMITED PARTNERSHIP**
4343 VON KARMAN AVE, SUITE 300
NEWPORT BEACH, CA 92660
(949) 382-2766

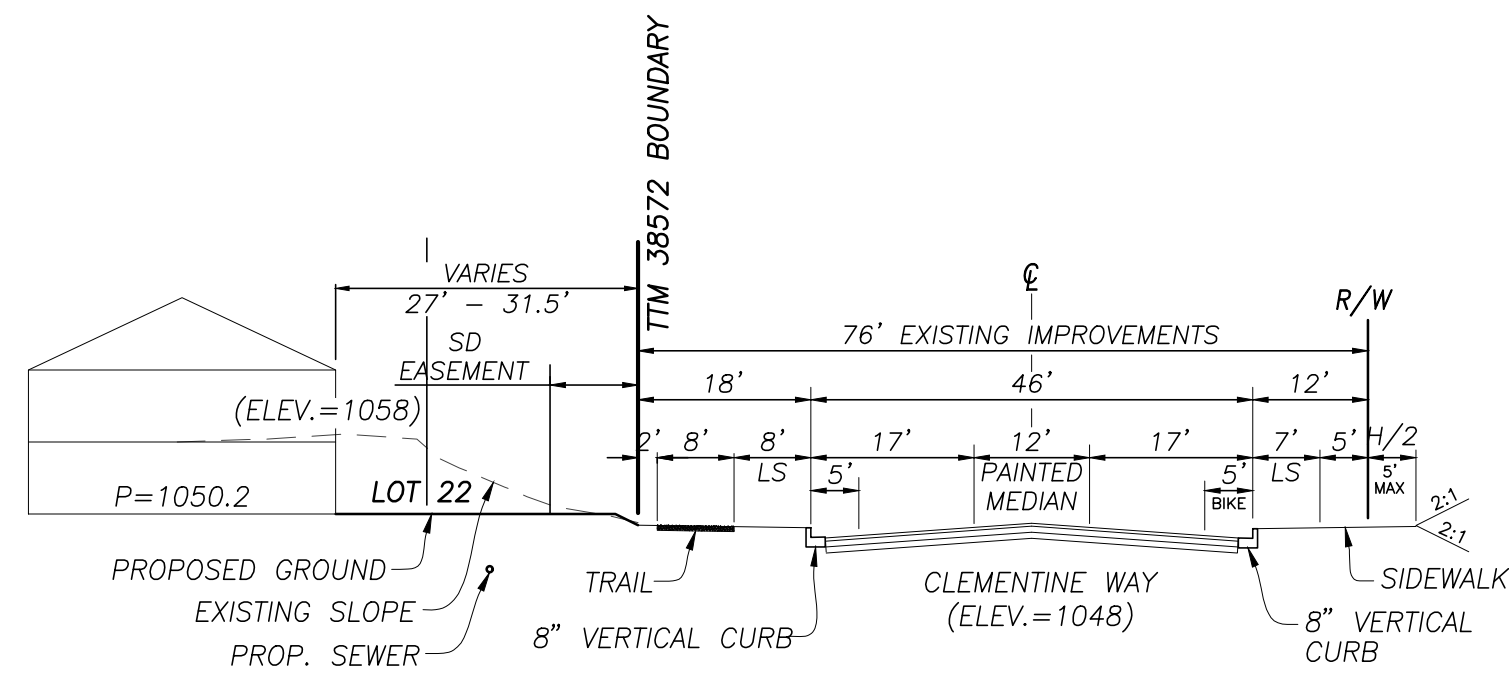
PREPARED BY:

HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ■ ENGINEERING ■ SURVEYING
Three Hughes ■ Irvine, CA 92618 ■ PH: (949) 583-1010 ■ FX: (949) 583-0799

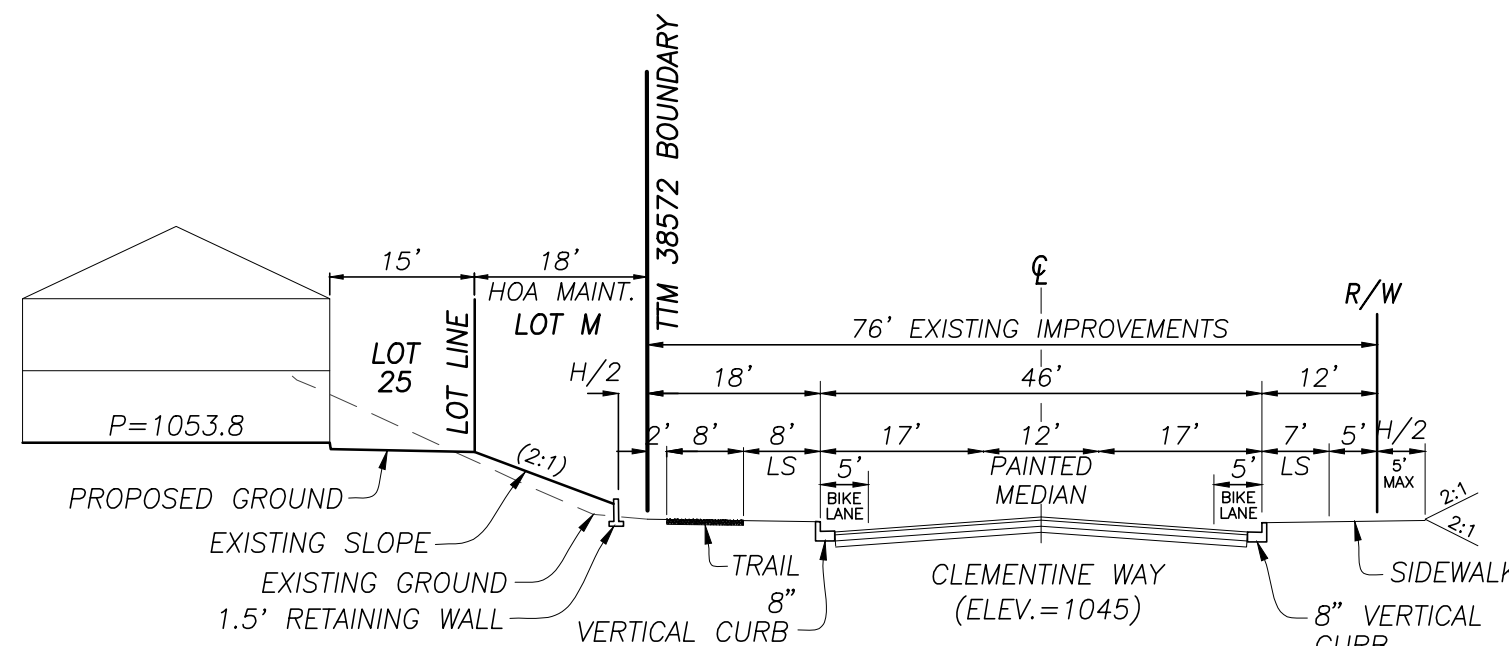
**SITE PLAN
TENTATIVE TRACT NO.38572
FOR CONDOMINIUM PURPOSES
City of Corona**

SHEET

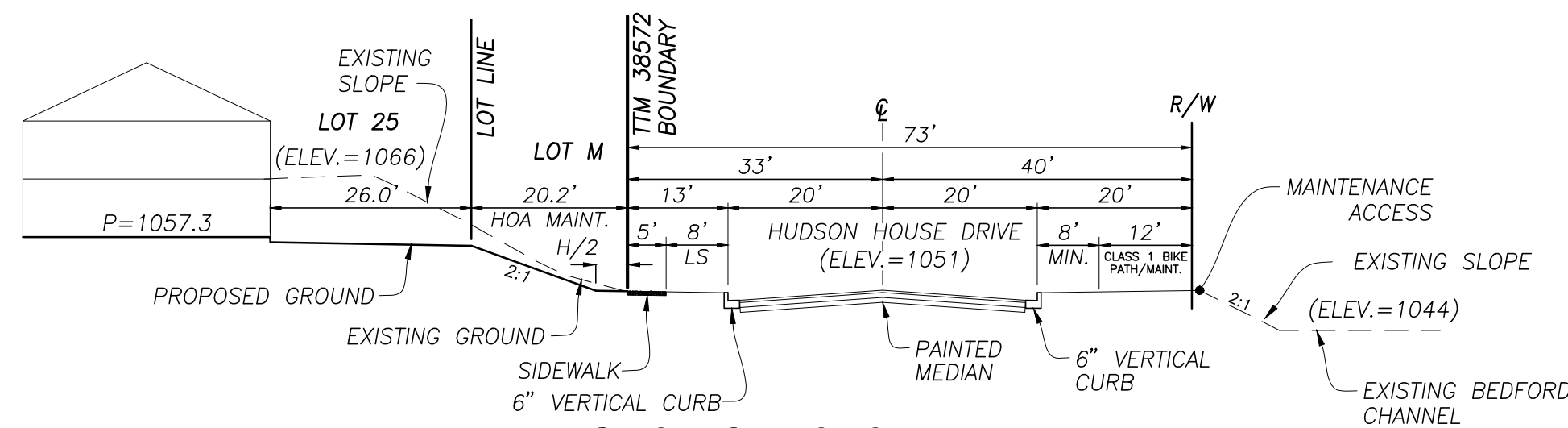
2 OF 9



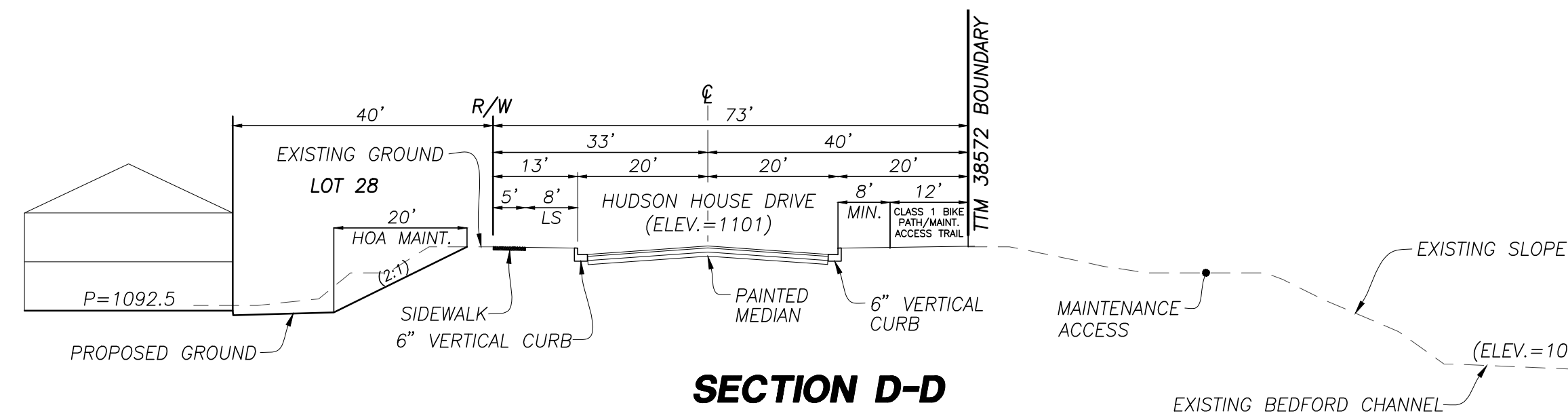
SECTION A-A
HORIZONTAL SCALE: 1"=20'



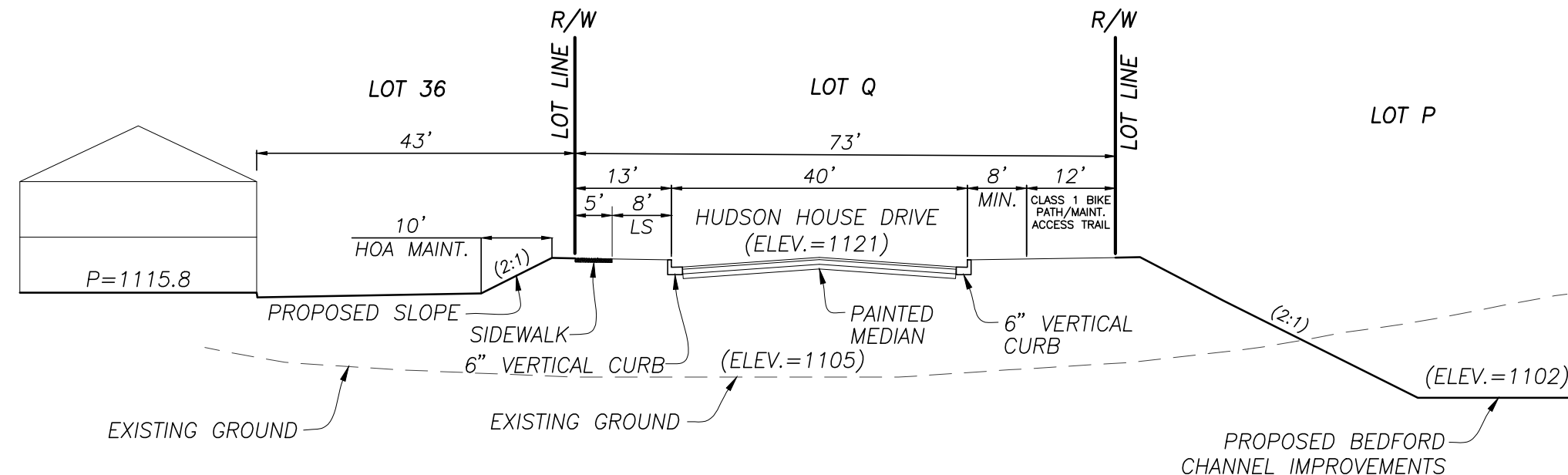
SECTION B-B
SCALE 1"=20'



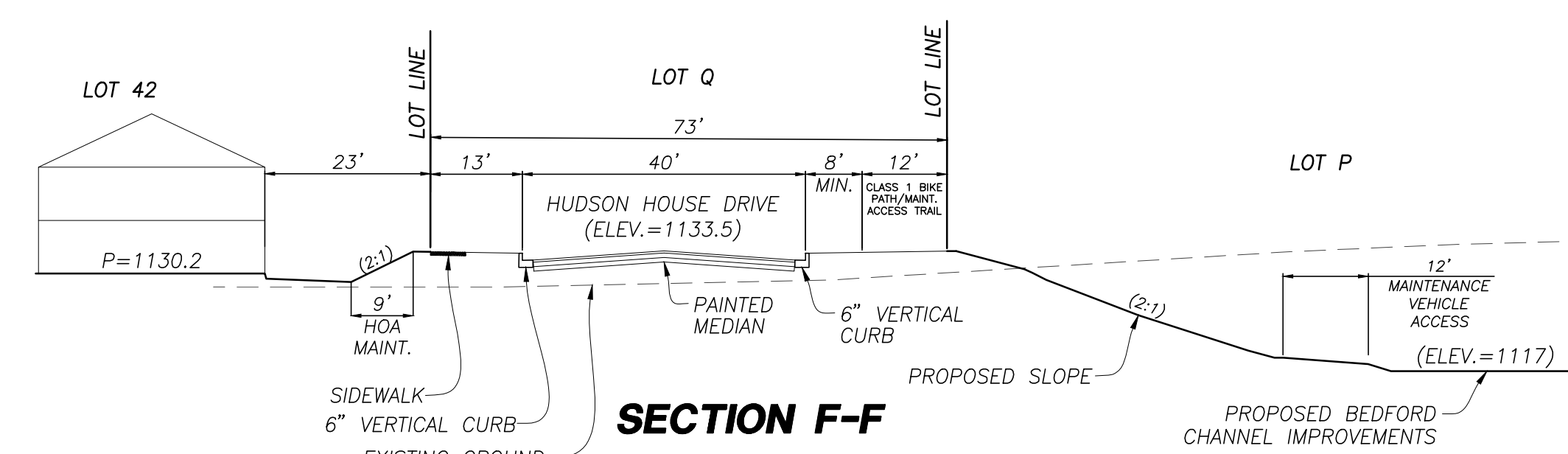
SECTION C-C
SCALE 1"=20'



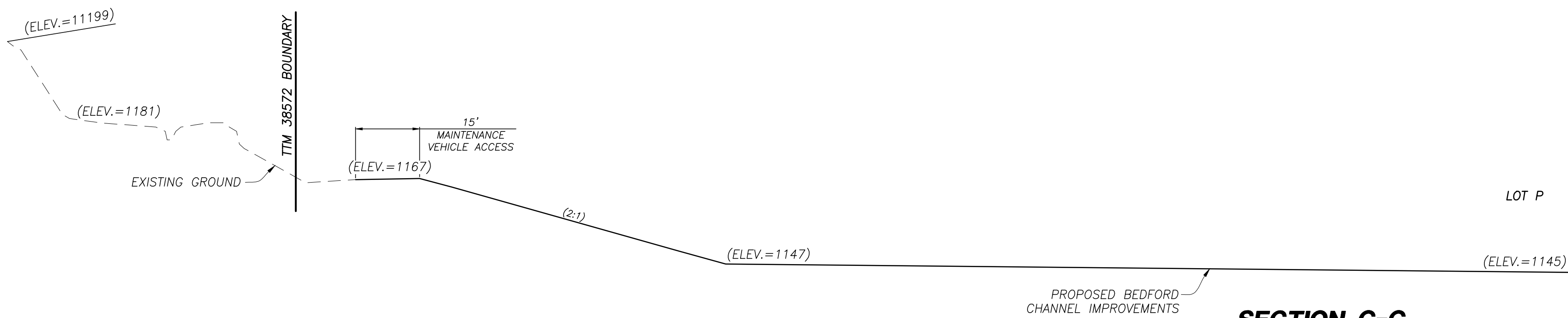
SECTION D-D
SCALE 1"=20'



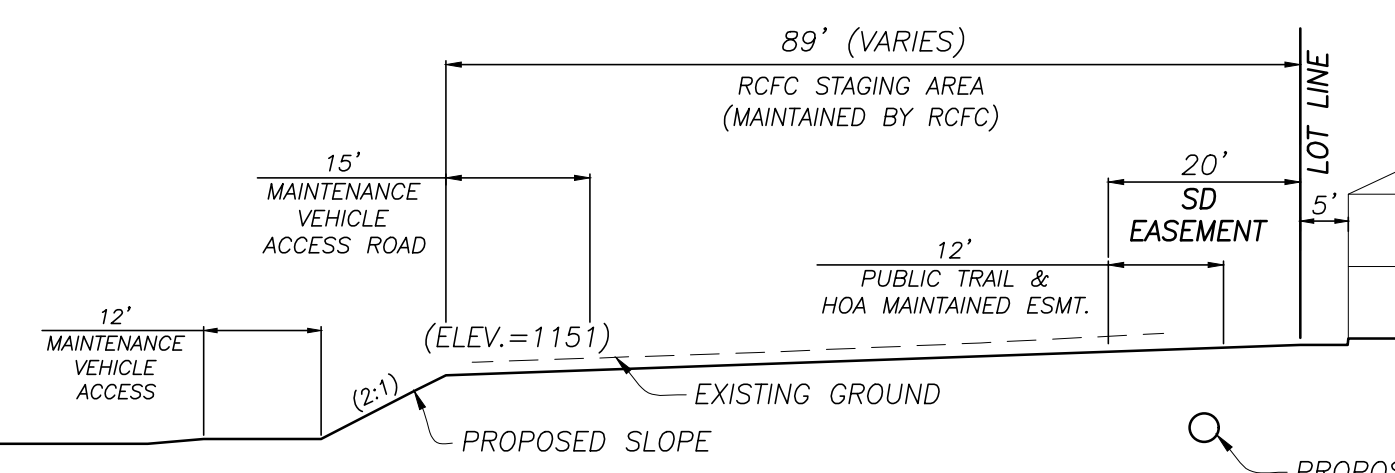
SECTION E-E
SCALE 1"=20'



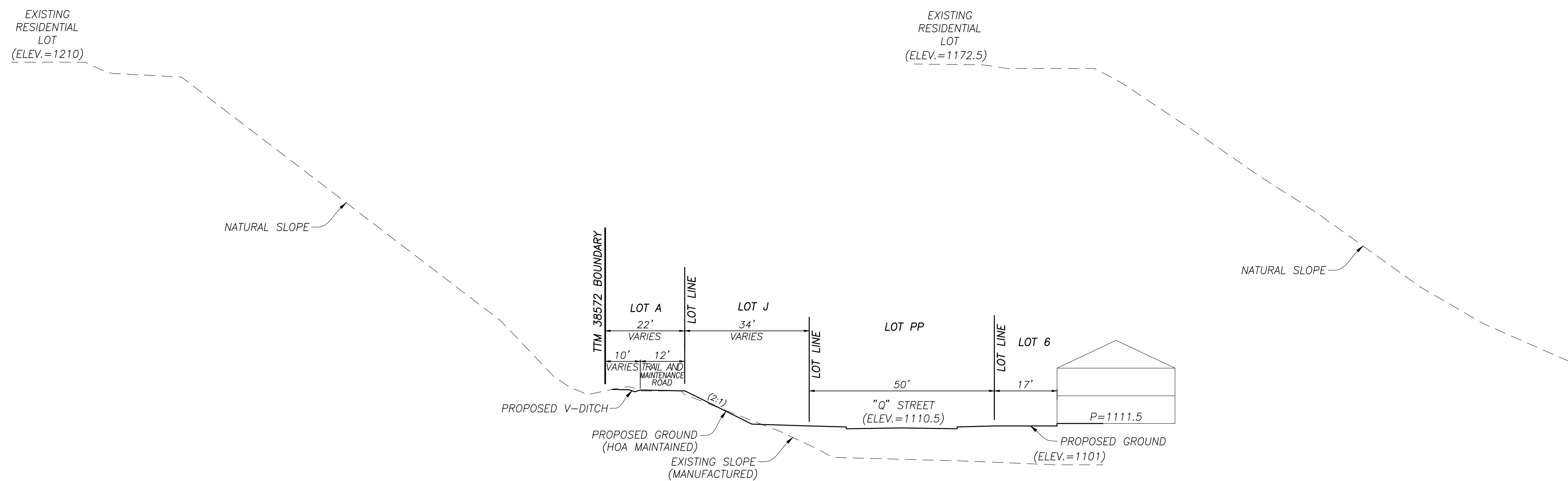
SECTION F-F
SCALE 1"=20'



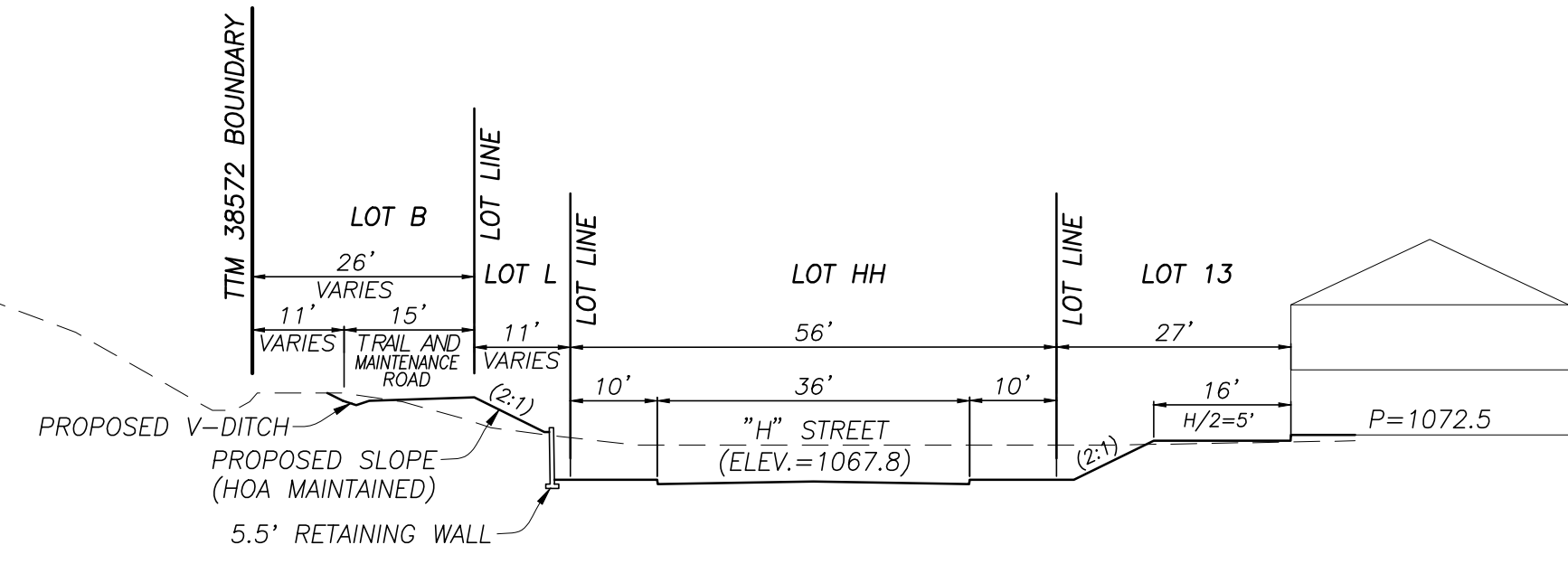
SECTION G-G
SCALE 1"=20'



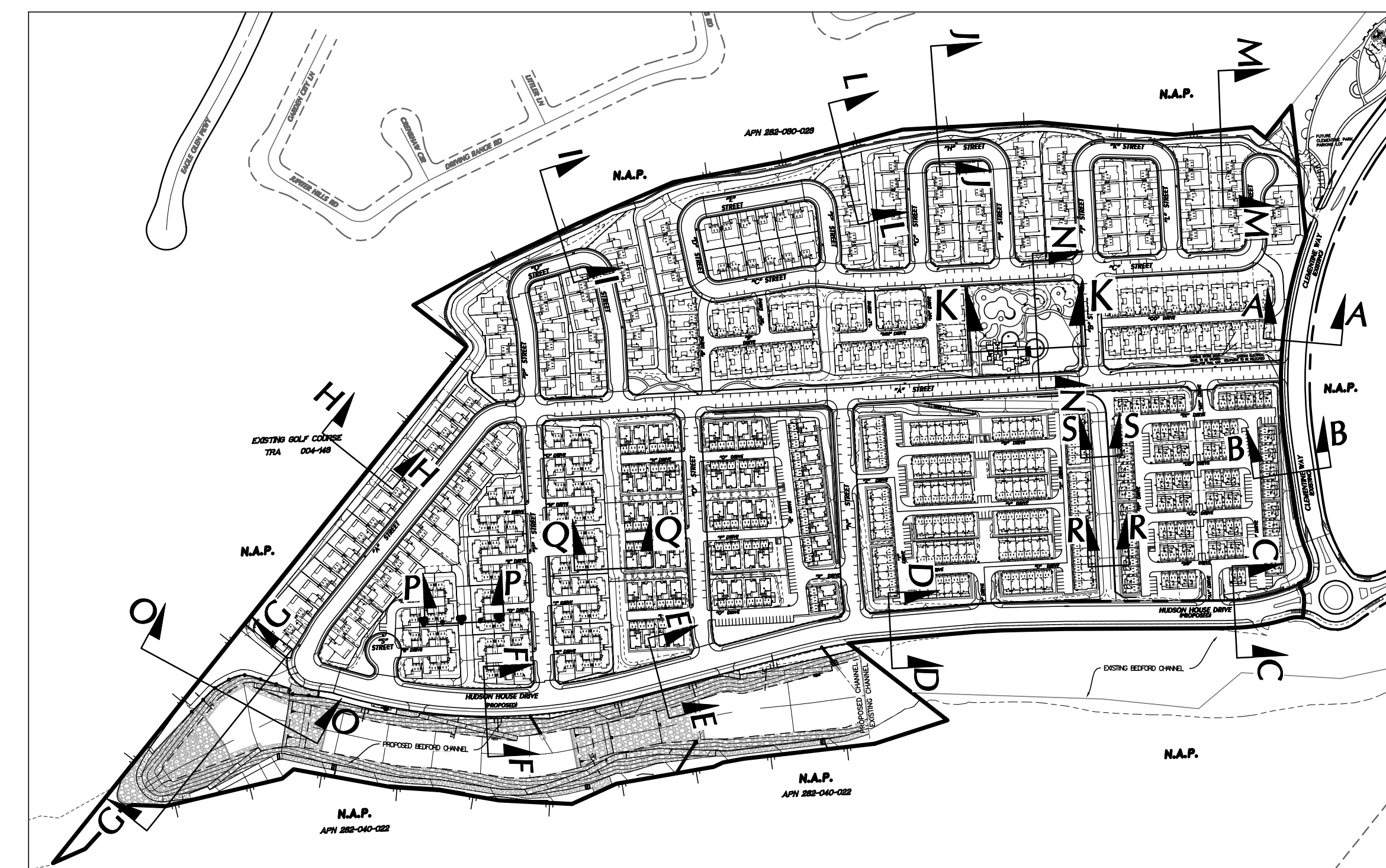
SECTION H-H
SCALE 1"=20'



SECTION I-I
SCALE 1"=20'



SECTION J-J
SCALE 1"=20'



KEY MAP

NO.	DATE	REVISIONS	APPROVED

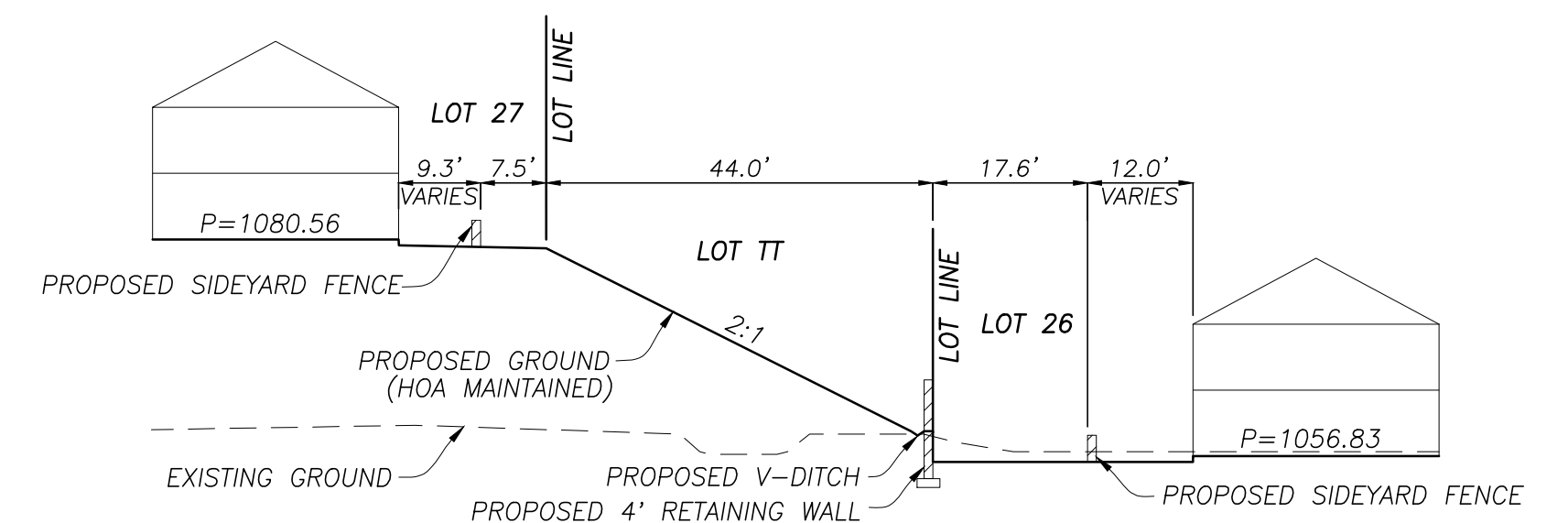
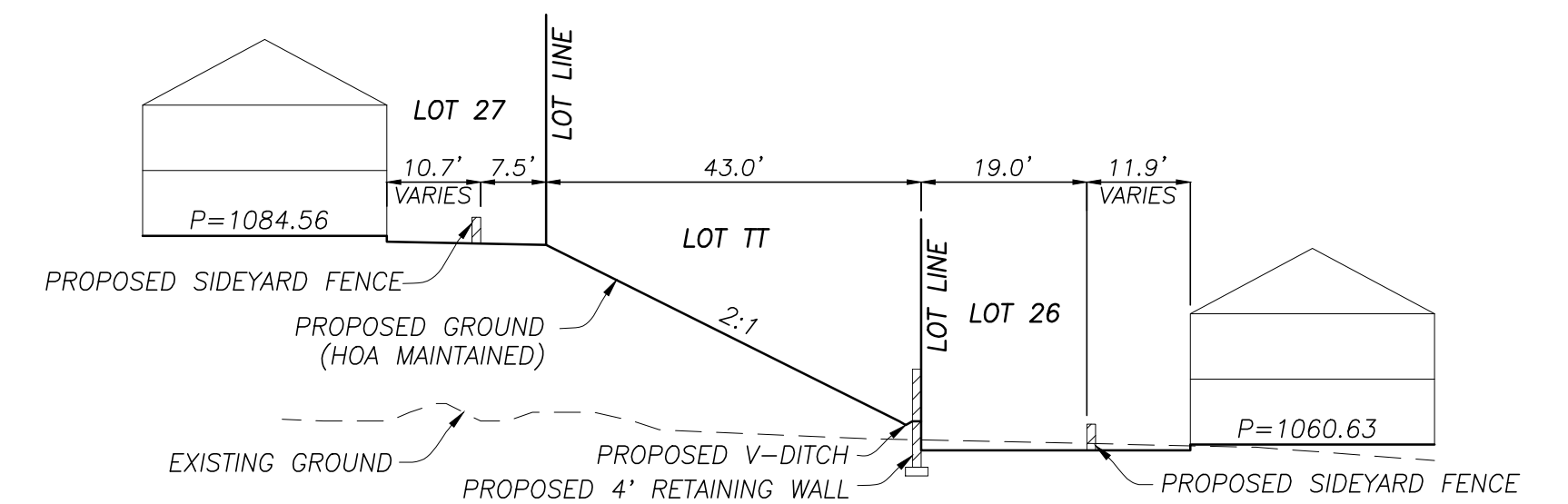
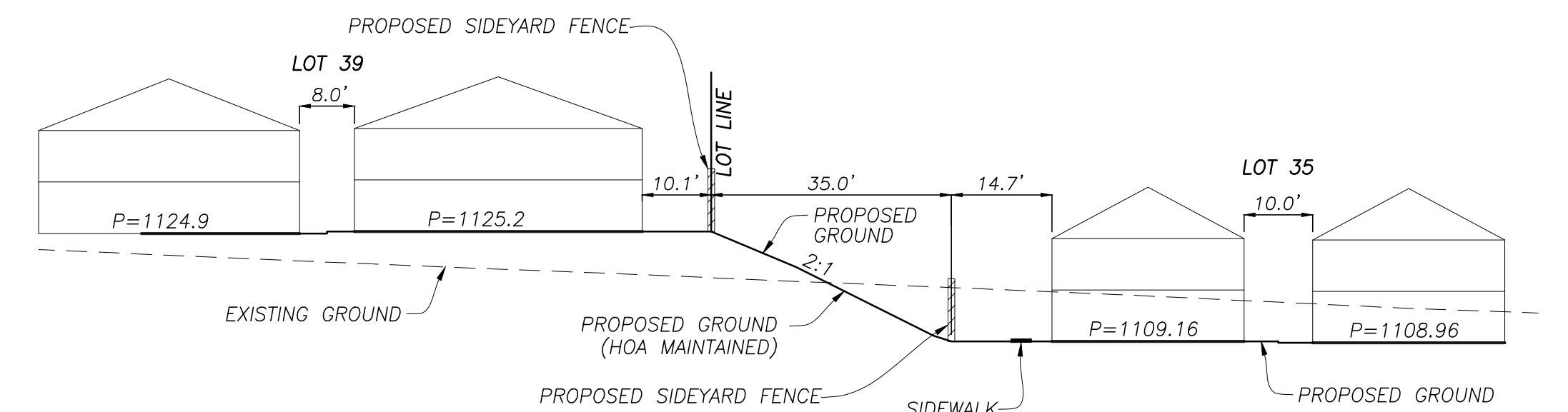
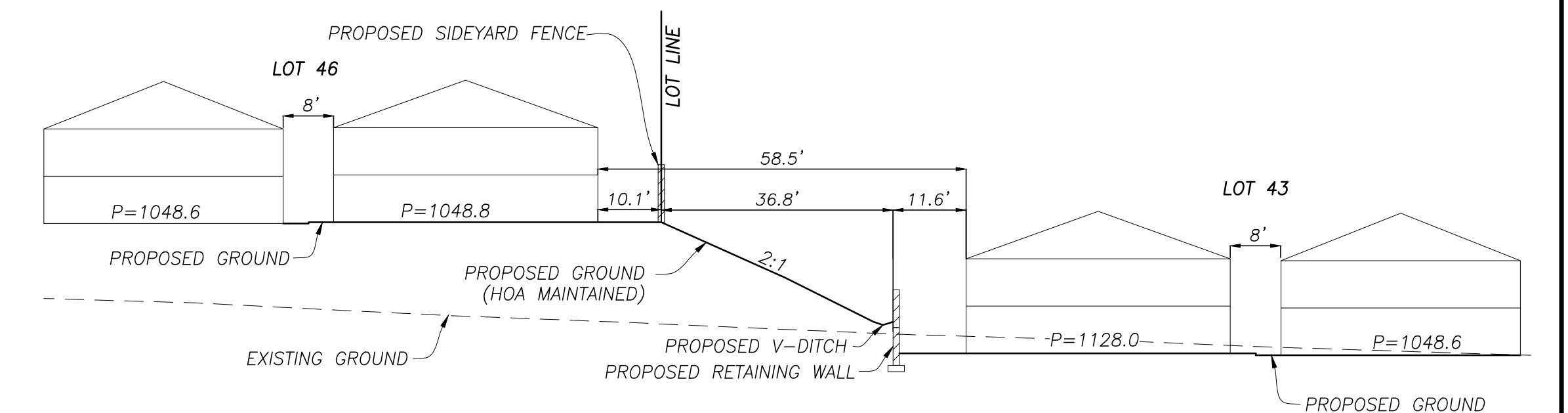
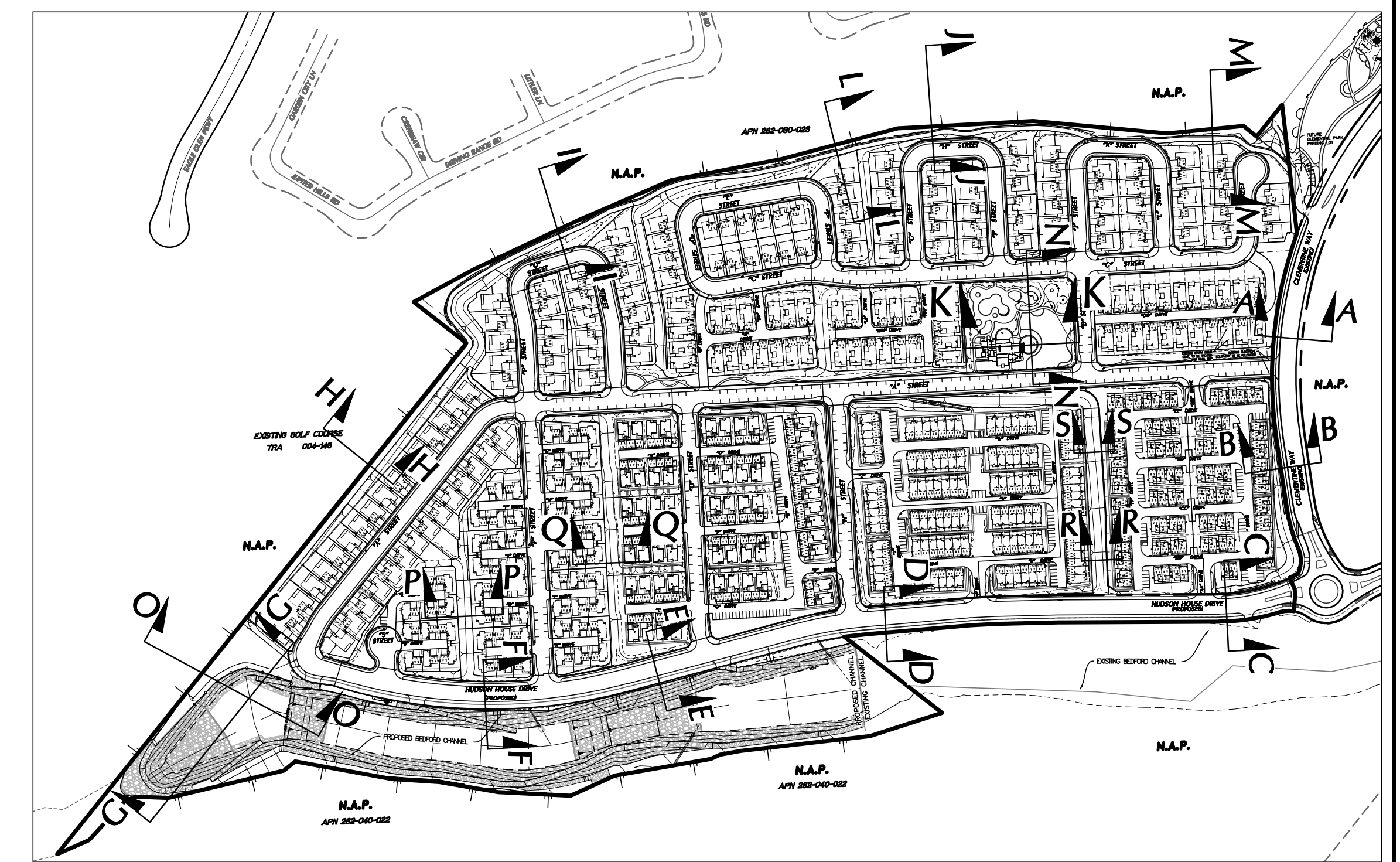
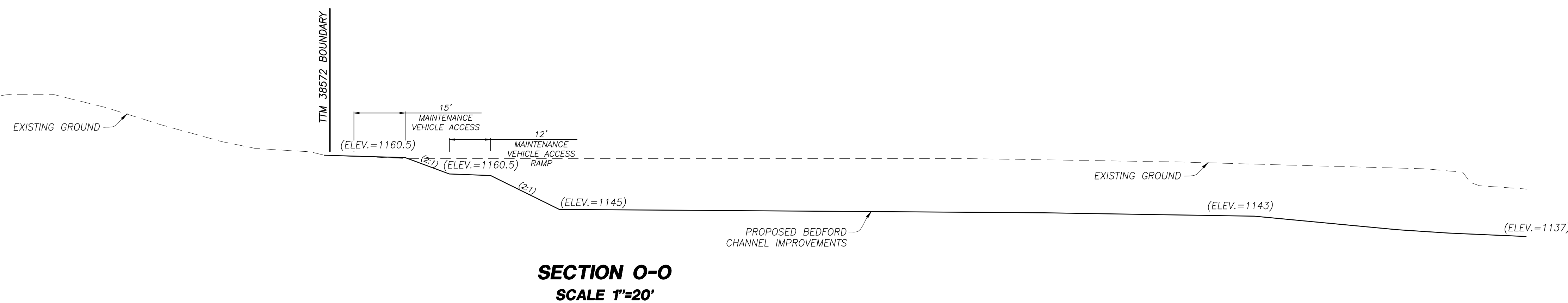
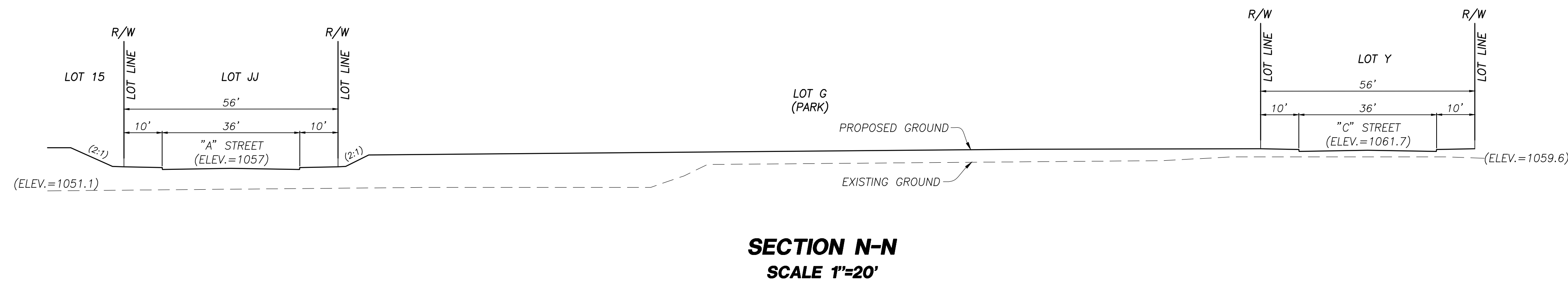
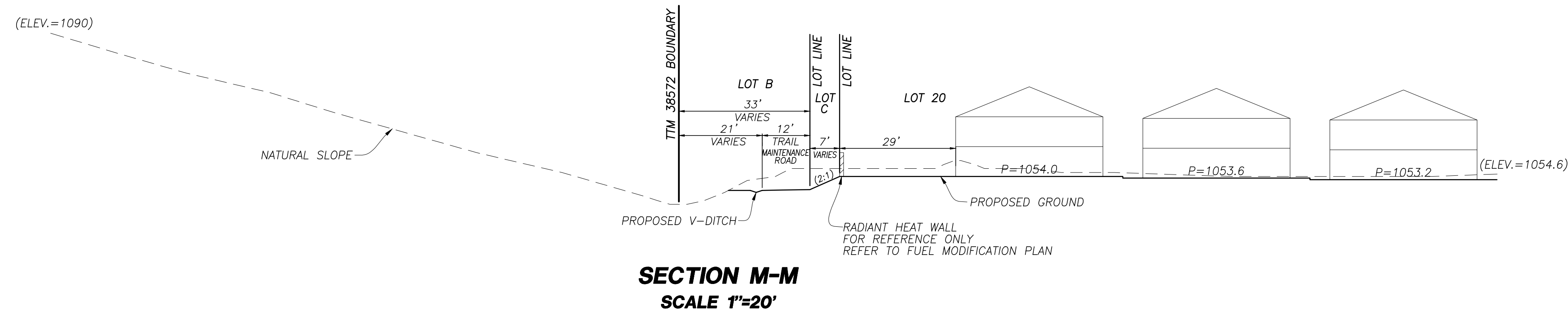
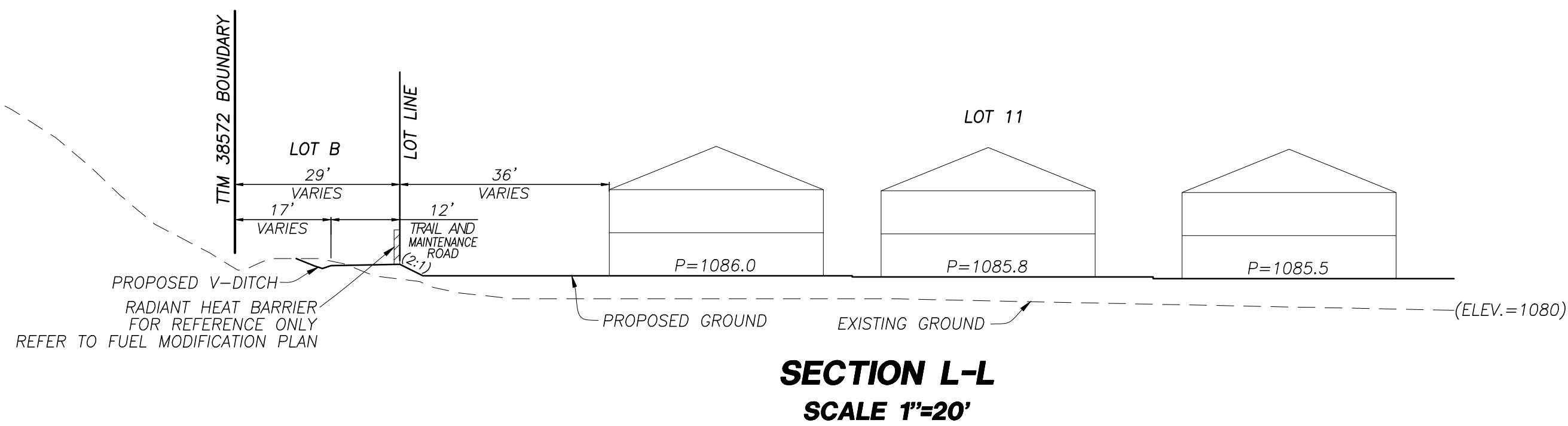
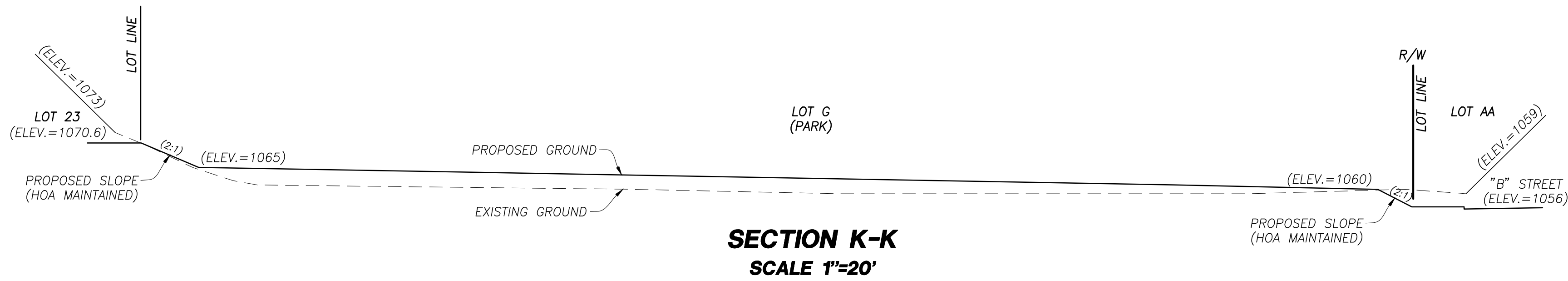
DRAWN BY:	LP
DESIGNED BY:	JW
CHECKED BY:	DS

PREPARED FOR / OWNER:
ARANTINE HILLS HOLDINGS, LP
A DELAWARE LIMITED PARTNERSHIP
4343 VON KARMAN AVE, SUITE 300
NEWPORT BEACH, CA 92660
(949) 382-2766

PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ■ ENGINEERING ■ SURVEYING
Three Hughes ■ Irvine, CA 92618 ■ PH: (949) 583-1010 ■ FX: (949) 583-0799

SITE SECTIONS
TENTATIVE TRACT NO.38572
FOR CONDOMINIUM PURPOSES
City of Corona

SHEET
3 OF 9



NO.	DATE	REVISIONS	APPROVED

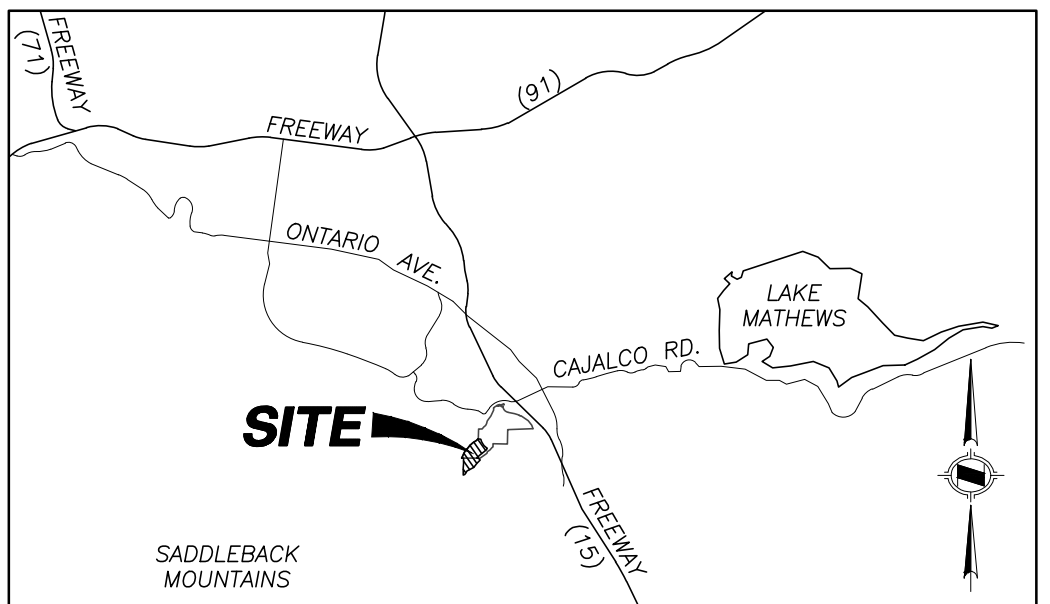
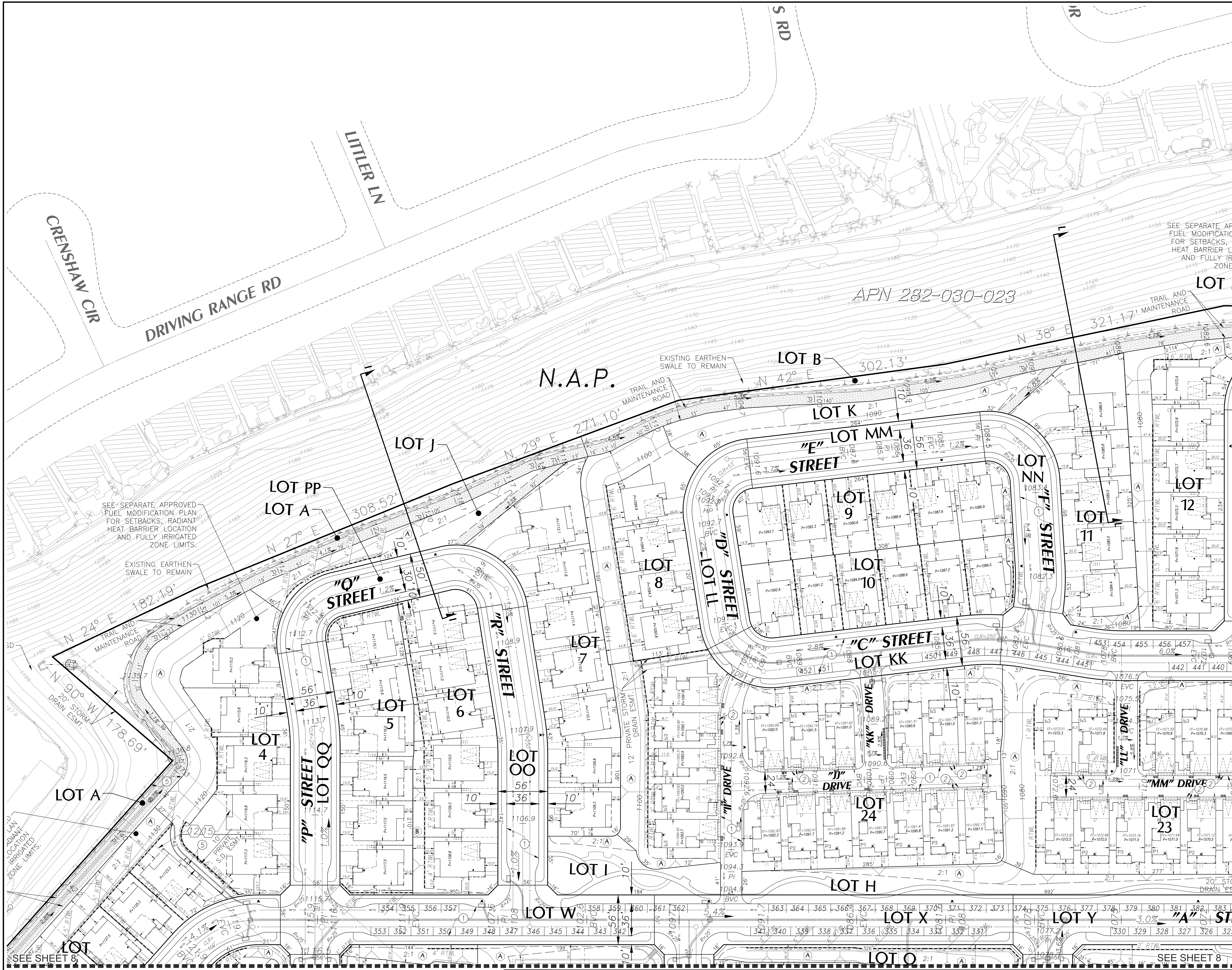
DRAWN BY:	LP
DESIGNED BY:	JW
CHECKED BY:	DS

PREPARED FOR / OWNER:	ARANTINE HILLS HOLDINGS, LP A DELAWARE LIMITED PARTNERSHIP 4343 VON KARMAN AVE, SUITE 300 NEWPORT BEACH, CA 92660 (949) 382-2766
-----------------------	--

PREPARED BY:	HUNSAKER & ASSOCIATES IRVINE, INC. PLANNING ■ ENGINEERING ■ SURVEYING Three Hughes ■ Irvine, CA 92618 ■ PH: (949) 583-1010 ■ FX: (949) 583-0799
--------------	--

SITE SECTIONS TENTATIVE TRACT NO.38572 FOR CONDOMINIUM PURPOSES City of Corona

SHEET 4 OF 9



VICINITY MAP

SLOPE DESIGNATIONS

- MAINTAINED BY HOMEOWNERS ASSOCIATION
- MAINTAINED BY PRIVATE OWNERS

PROPOSED EASEMENTS

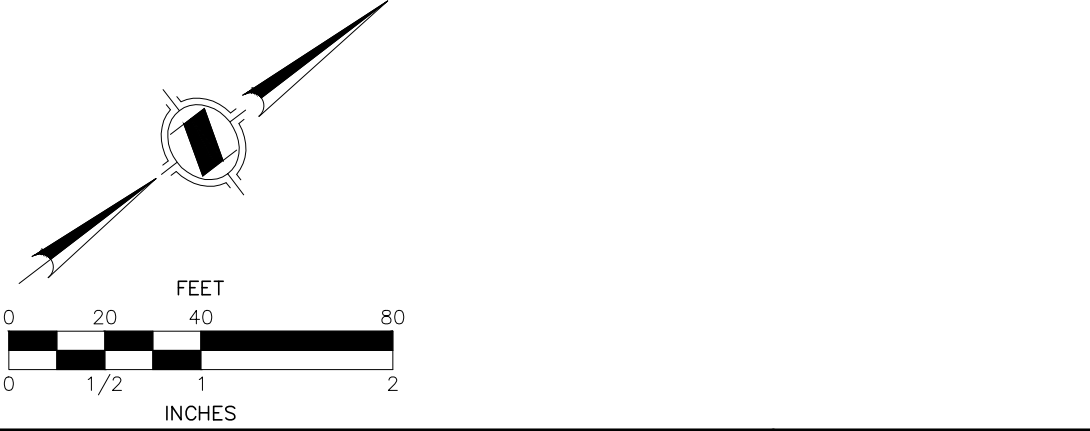
- INGRESS EGRESS AND EMERGENCY ACCESS OVER PRIVATE STREETS AND PUBLIC UTILITY PURPOSES.
- 2' EASEMENT FOR PUBLIC UTILITY PURPOSES.
- 12' EASEMENT CLASS 1 BIKE TRAIL FOR PUBLIC USE.
- 25' EASEMENT FOR WATER LINES.
- EASEMENT FOR STORM DRAIN AND PUBLIC UTILITY PURPOSES.

EXISTING EASEMENTS

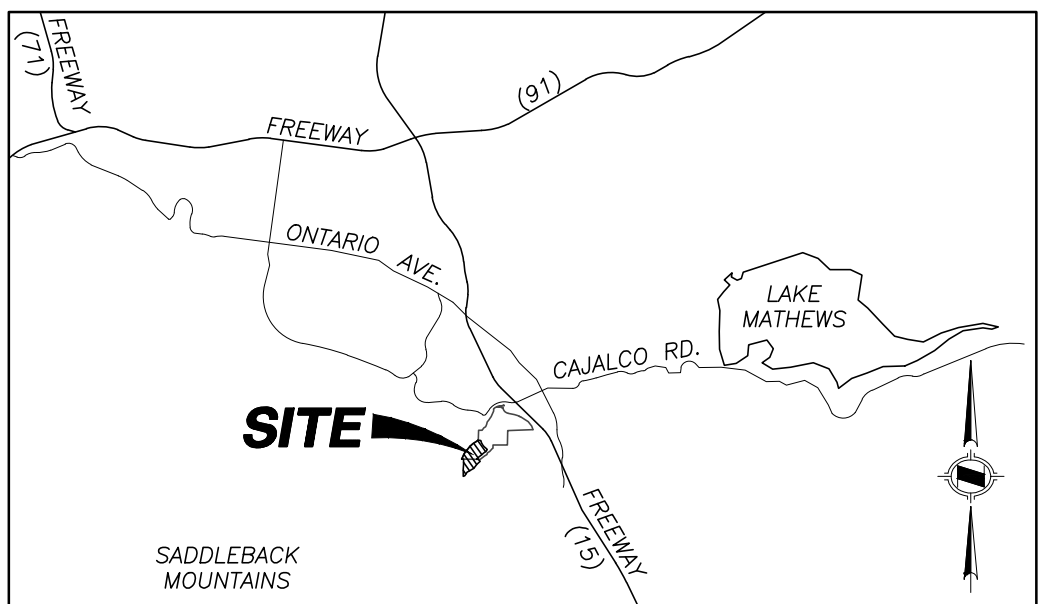
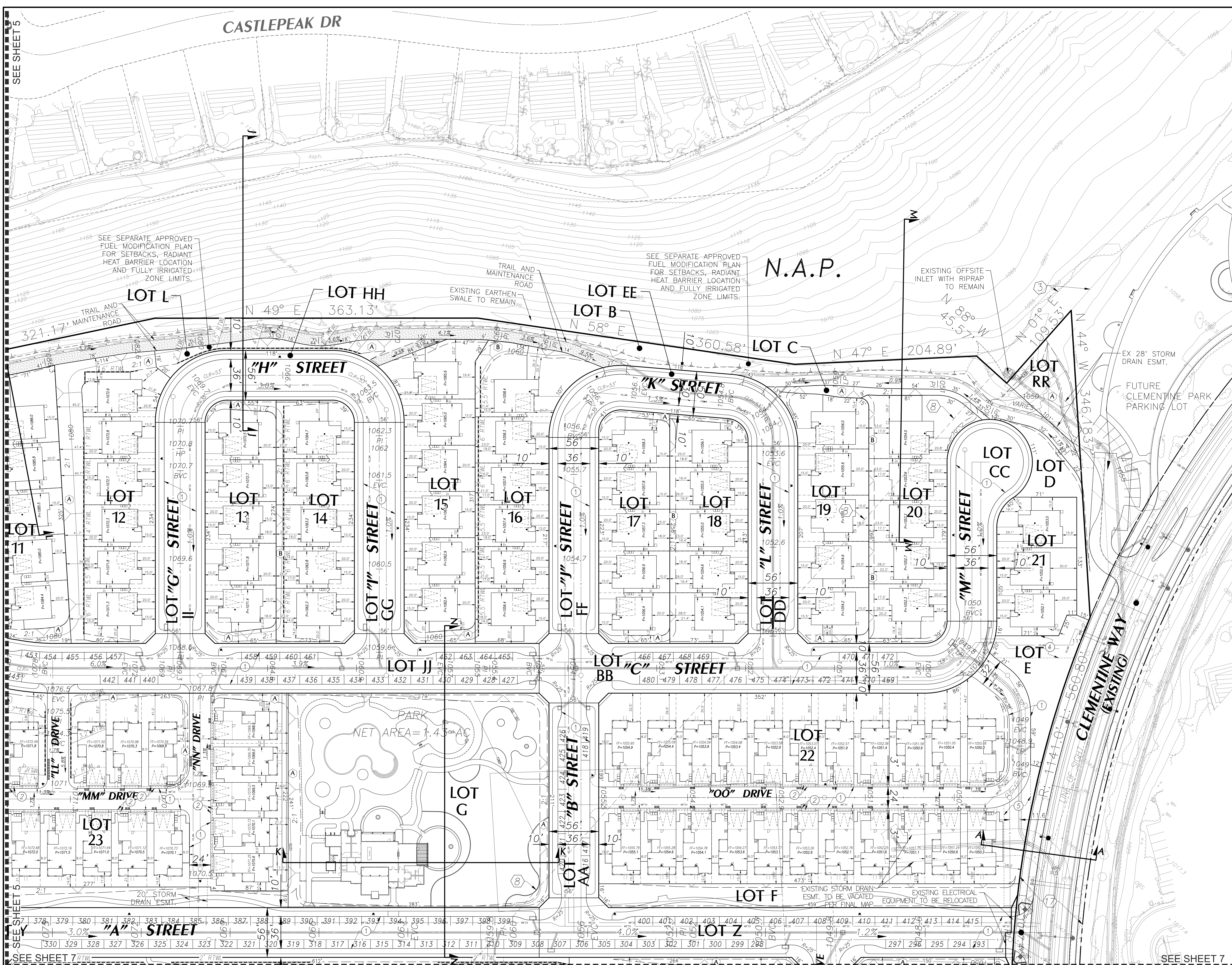
- QUITCLAIMED
- A PERMANENT EASEMENT FOR INGRESS, EGRESS, MAINTAINING AND IMPROVING A ROAD FOR VEHICLE AND PEDESTRIAN ACCESS; DRAINAGE AND DIVERSION OF SURFACE WATERS; INSTALLING, MAINTAINING AND REPLACING LANDSCAPING AND APPURTENANT IMPROVEMENTS AND INCIDENTAL PURPOSES, RECORDED JULY 9, 2003 AS INSTRUMENT NO. 2003-510647 OF OFFICIAL RECORDS.
- A TEMPORARY EASEMENT FOR INGRESS AND EGRESS FOR THE PURPOSES OF PERFORMING GRADING AND CONSTRUCTION AND INCIDENTAL PURPOSES, RECORDED JULY 9, 2003 AS INSTRUMENT NO. 2003-510647 OF OFFICIAL RECORDS.
- QUITCLAIMED
- EASEMENT IN FAVOR OF ROBERT MCMILLAN, RUBY MCMILLAN, HAROLD MCMILLAN AND DINA MCMILLAN TO MAINTAIN, REPAIR AND REPLACE IRRIGATION PIPELINE TOGETHER WITH RIGHTS OF INGRESS AND EGRESS, RECORDED 12/21/1956 AS BOOK 2015, PG.10. TO BE QUITCLAIMED.
- WATER TANK EASEMENTS, SITE 1 IS ON PHASE 2 AND SITE 2 IS ON PHASE 4, IN FAVOR OF ARANTINE HILLS HOLDINGS LP FOR WATER TANK AND WATER LINE PURPOSES, RECORDED 12/31/2014 AS INST. NO. 2014-0499147, O.R. TO BE VACATED SITE 2 EASEMENT TO BE QUITCLAIMED
- 12' EASEMENT CLASS 1 BIKE TRAIL FOR PUBLIC USE PER TR 36294, MB 456/23-38
- EXISTING 78' ACCESS EASEMENT PER PM 37036 PMB 250/41-44
- EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE TO CONSTRUCT AND MAINTAIN THE LEVEE, DEBRIS BASIN AND CHANNEL, RECORDED 06-27-2018 AS INST. NO. 2018-0259939. THIS EASEMENT IS TO BE VACATED.
- EASEMENT FOR THE TRANSPORTATION AND DISTRIBUTION OF NATURAL GAS AND COMMUNICATION AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, RECORDED 06-21-2018 AS INST. NO. 2018-0251184. THIS EASEMENT IS NOT PLOTTABLE AS IMPROVEMENTS HAVE NOT BEEN CONSTRUCTED, AND WILL BE VACATED.
- A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED 08/10/1896 IN BOOK 1 OF PATENTS, PAGE 350. THE LOCATION OF THIS EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION AS IT IS Blanket in nature to Parcel 1, PM 37036, (W 1/2 SE 1/4 and E 1/2 SW 1/4 Section 20, Township 4 South, Range 6 West, S.B.M.). NOT POTABLE.
- EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR FLOOD CONTROL AND DRAINAGE PURPOSES INCLUDING BUT NOT LIMITED TO THE CONSTRUCTION, USE REPAIR, RECONSTRUCTION, INSPECTION, OPERATION AND MAINTENANCE OF BEDFORD CANYON - ARANTINE HILLS LEVEE AND ALL APPURTENANT WORKS, INCLUDING EGRESS AND EGRESS, RECORDED 04/15/2021 AS INST. NO. 2021-0236955. THIS EASEMENT IS TO BE VACATED.
- ACCESS EASEMENT AND COST SHARING AGREEMENT IN FAVOR OF THE MCMILLAN TRUST RECORDED 07/29/2021 AS INST. NO. 2021-0454662 AND MODIFIED ON 03/07/2023 AS INST. NO. 2023-0065322. THIS EASEMENT AND COST SHARING AGREEMENT WILL REMAIN
- A DECLARATION ESTABLISHING ACCESS EASEMENT RIGHTS RECORDED 12/30/2021 AS INSTRUMENT NO. 2021-0766313. THIS EASEMENT WILL REMAIN.

LEGEND

- RIGHT OF WAY
- LOT LINE
- TRACT BOUNDARY
- EASEMENT
- EXISTING LOT LINE
- DAYLIGHT LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING CURB
- EXISTING MEDIAN
- TOP AND TOE OF SLOPE
- RETAINING WALL
- PROPOSED V-DITCH
- PROPOSED WATER LINE (ZONE 4)
- PROPOSED WATER LINE (ZONE 5)
- RECYCLED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT



NO. DATE REVISIONS				DRAWN BY: LP		DESIGNED BY: JW		CHECKED BY: DS		APPROVED		PREPARED FOR / OWNER: ARANTINE HILLS HOLDINGS, LP A DELAWARE LIMITED PARTNERSHIP 4343 VON KARMAN AVE, SUITE 300 NEWPORT BEACH, CA 92660 (949) 382-2766		PREPARED BY: HUNSAKER & ASSOCIATES IRVINE, INC. PLANNING ■ ENGINEERING ■ SURVEYING Three Hughes ■ Irvine, CA 92618 ■ PH: (949) 583-1010 ■ FX: (949) 583-0799		SITE PLAN TENTATIVE TRACT NO.38572 FOR CONDOMINIUM PURPOSES City of Corona		SHEET 5 OF 9	
--------------------	--	--	--	--------------	--	-----------------	--	----------------	--	----------	--	---	--	--	--	---	--	-----------------	--



SLOPE DESIGNATIONS

- ① MAINTAINED BY HOMEOWNERS ASSOCIATION
- ② MAINTAINED BY PRIVATE OWNERS

PROPOSED EASEMENTS

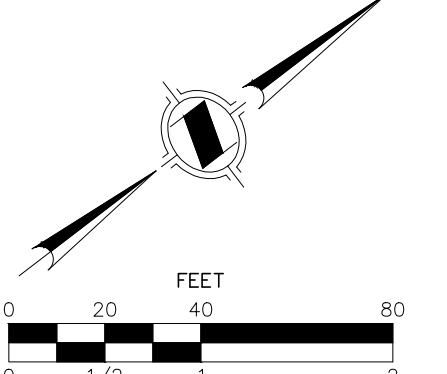
- ① INGRESS EGRESS AND EMERGENCY ACCESS OVER PRIVATE STREETS AND PUBLIC UTILITY PURPOSES.
- ② 2' EASEMENT FOR PUBLIC UTILITY PURPOSES.
- ③ 12' EASEMENT CLASS 1 BIKE TRAIL FOR PUBLIC USE.
- ④ 25' EASEMENT FOR WATER LINES.
- ⑤ EASEMENT FOR STORM DRAIN AND PUBLIC UTILITY PURPOSES.

EXISTING EASEMENTS

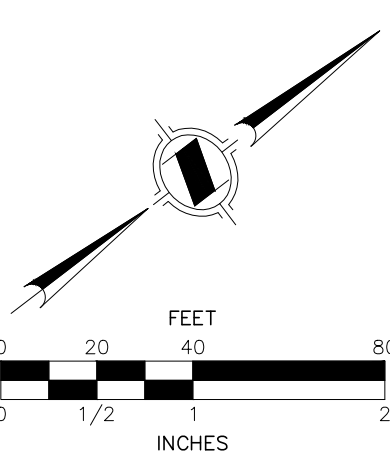
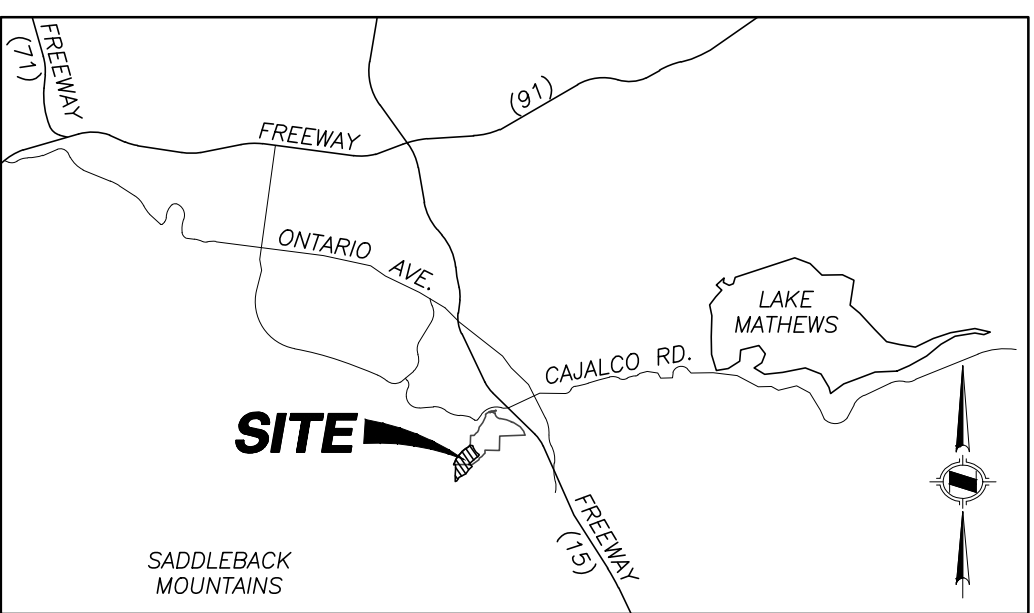
- ①② QUITCLAIMED
- ③ A. A PERMANENT EASEMENT FOR INGRESS, EGRESS, MAINTAINING AND IMPROVING A ROAD FOR VEHICLE AND PEDESTRIAN ACCESS, DRAINAGE AND DIVERSION OF SURFACE WATERS, INSTALLING, MAINTAINING AND REPLACING LANDSCAPING AND APPURTAINMENT IMPROVEMENTS AND INCIDENTAL PURPOSES, RECORDED JULY 9, 2003 AS INSTRUMENT NO. 2003-510647 OF OFFICIAL RECORDS.
- B. A TEMPORARY EASEMENT FOR INGRESS AND EGRESS FOR THE PURPOSES OF PERFORMING GRADING AND CONSTRUCTION AND INCIDENTAL PURPOSES, RECORDED JULY 9, 2003 AS INSTRUMENT NO. 2003-510647 OF OFFICIAL RECORDS.
- ④⑤⑥⑦ QUITCLAIMED
- ⑧ EASEMENT IN FAVOR OF ROBERT MCMILLAN, RUBY MCMILLAN, HAROLD MCMILLAN AND DIA MCMILLAN TO MAINTAIN, REPAIR AND REPLACE IRRIGATION PIPELINE TOGETHER WITH RIGHTS OF INGRESS AND EGRESS, RECORDED 12/21/1956 AS BOOK 2015, PG.10. TO BE QUITCLAIMED.
- ⑨ WATER TANK EASEMENTS, SITE 1 IS ON PHASE 2 AND SITE 2 IS ON PHASE 4, IN FAVOR OF ARANTINE HILLS HOLDINGS LP FOR WATER TANK AND WATER LINE PURPOSES, RECORDED 12/31/2014 AS INST. No. 2014-0499147, O.R. TO BE VACATED. SITE 2 EASEMENT TO BE QUITCLAIMED
- ⑩ 12' EASEMENT CLASS 1 BIKE TRAIL FOR PUBLIC USE PER TR 36294, MB 456/23-38
- ⑪ EXISTING 78' ACCESS EASEMENT PER PM 37036 PMB 250/41-44
- ⑫ EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE TO CONSTRUCT AND MAINTAIN THE LEVY, DEBRIS BASIN AND CHANNEL, RECORDED 06-27-2018 AS INST. No. 2018-0259939. THIS EASEMENT IS TO BE VACATED.
- ⑬ EASEMENT FOR THE TRANSPORTATION AND DISTRIBUTION OF NATURAL GAS AND COMMUNICATION AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, RECORDED 06-21-2018 AS INST. No. 2018-0251184. THIS EASEMENT IS NOT PLOTTABLE AS IMPROVEMENTS HAVE NOT BEEN CONSTRUCTED, AND WILL BE VACATED.
- ⑭ A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED 08/10/1896 IN BOOK 1 OF PATENTS, PAGE 350. THE LOCATION OF THIS EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION AS IT IS Blanket in nature to Parcel 1, PM 37036. (W 1/4 SE 1/4 and E 1/4 SW 1/4 Section 20, Township 4 South, Range 6 West, S.B.M.). NOT POTABLE.
- ⑮ EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR FLOOD CONTROL AND DRAINAGE PURPOSES INCLUDING BUT NOT LIMITED TO THE CONSTRUCTION, USE REPAIR, RECONSTRUCTION, INSPECTION, OPERATION AND MAINTENANCE OF BEDFORD CANYON - ARANTINE HILLS LEVEE AND ALL APPURTAINMENT WORKS, INCLUDING INGRESS AND EGRESS. RECORDED 04/15/2021 AS INST. No. 2021-0236955. THIS EASEMENT IS TO BE VACATED.
- ⑯ ACCESS EASEMENT AND COST SHARING AGREEMENT IN FAVOR OF THE MCMILLAN TRUST RECORDED 07/29/2021 AS INST. No. 2021-0454662 AND MODIFIED ON 03/07/2023 AS INST. No. 2023-0065322. THIS EASEMENT AND COST SHARING AGREEMENT WILL REMAIN
- ⑰ A DECLARATION ESTABLISHING ACCESS EASEMENT RIGHTS RECORDED 12/30/2021 AS INSTRUMENT No. 2021-0766313. THIS EASEMENT WILL REMAIN.

LEGEND

- RIGHT OF WAY
- TRACT BOUNDARY
- EASEMENT
- EXISTING LOT LINE
- DAYLIGHT LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING CURB
- EXISTING MEDIAN
- TOP AND TOE OF SLOPE
- RETAINING WALL
- PROPOSED V-DITCH
- PROPOSED WATER LINE (ZONE 4)
- PROPOSED WATER LINE (ZONE 5)
- RECYCLED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT

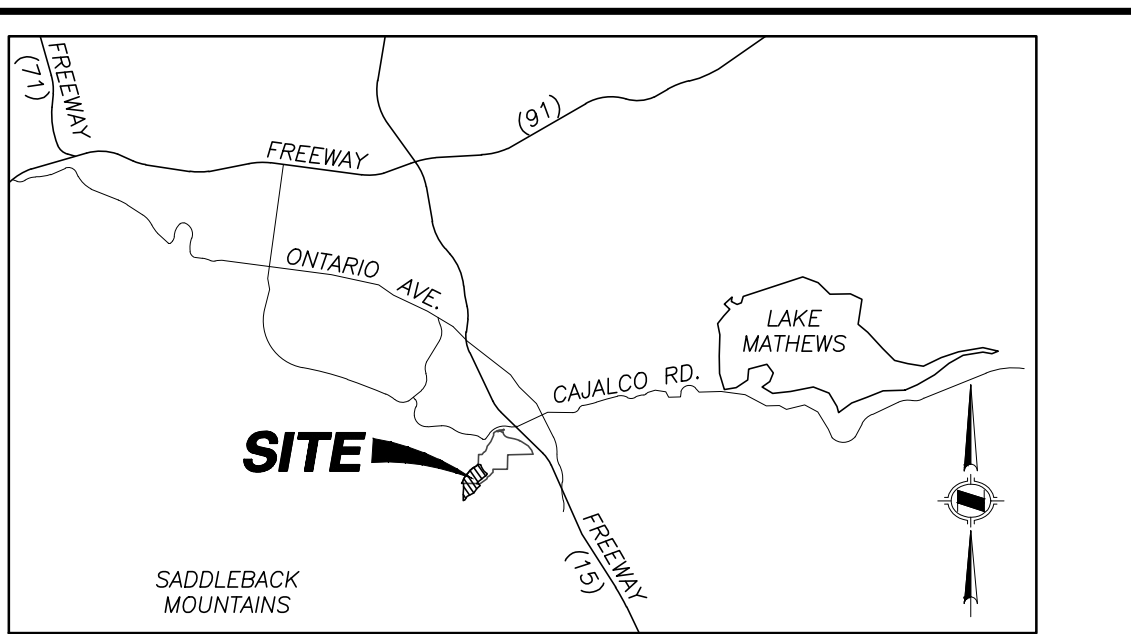
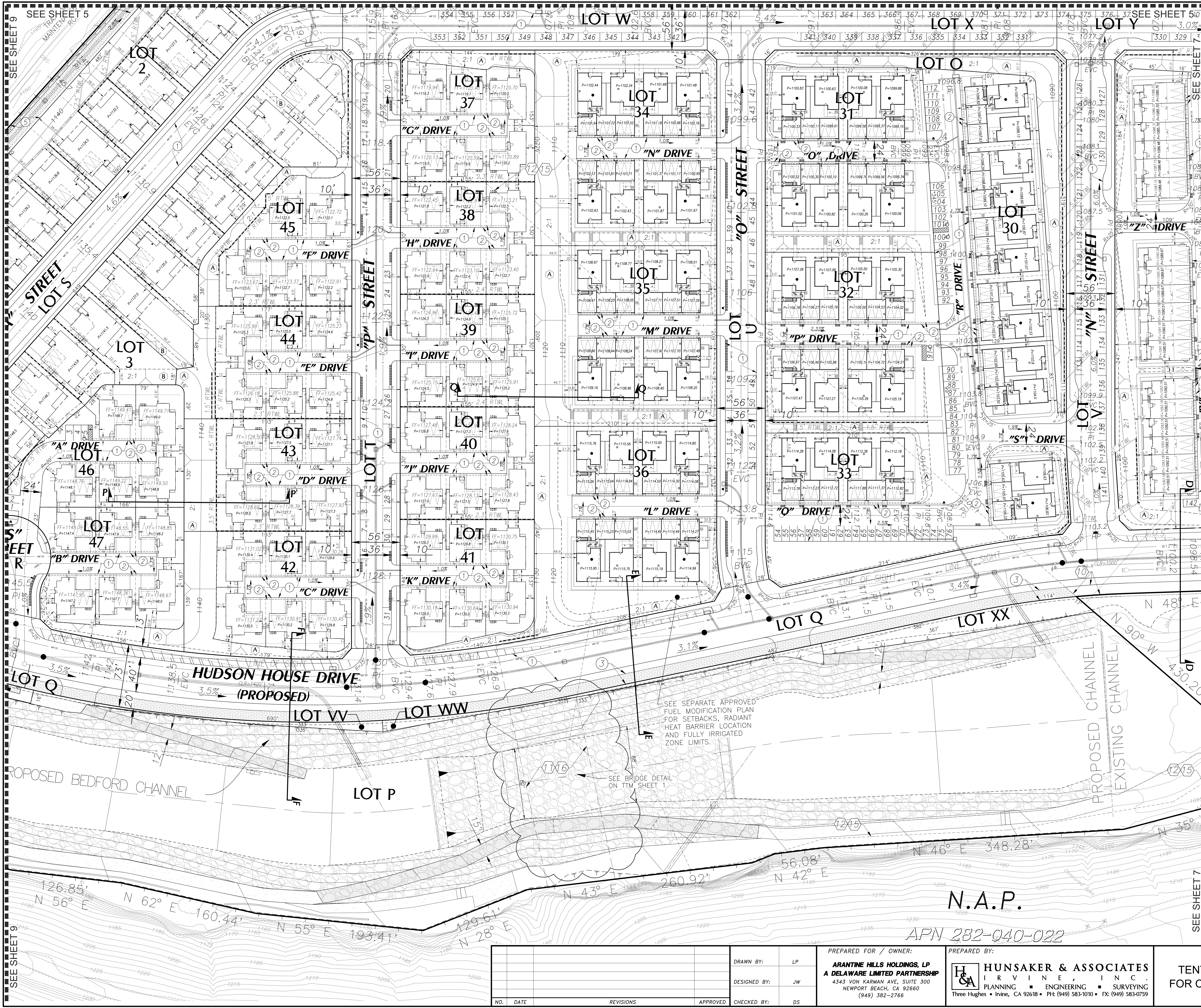


DRAWN BY: LP				PREPARED FOR / OWNER: ARANTINE HILLS HOLDINGS, LP A DELAWARE LIMITED PARTNERSHIP 4343 VON KARMAN AVE, SUITE 300 NEWPORT BEACH, CA 92660 (949) 382-2766				PREPARED BY: HUNSAKER & ASSOCIATES IRVINE, INC. PLANNING ■ ENGINEERING ■ SURVEYING Three Hughes ■ Irvine, CA 92618 ■ PH: (949) 583-1010 ■ FX: (949) 583-0799				SITE PLAN TENTATIVE TRACT NO.38572 FOR CONDOMINIUM PURPOSES City of Corona				SHEET 6 OF 9			
DESIGNED BY: JW				CHECKED BY: DS				PLOTTED BY: Brian Lowell DATE: Mar. 04, 2024 10:38:45 AM FILE: F:\0853\Planning\SA_TTM_38572\Exh.TTM											
NO. DATE				REVISIONS				APPROVED											



SHEET
7 OF 9

W.C. 4455-4 REDFORD



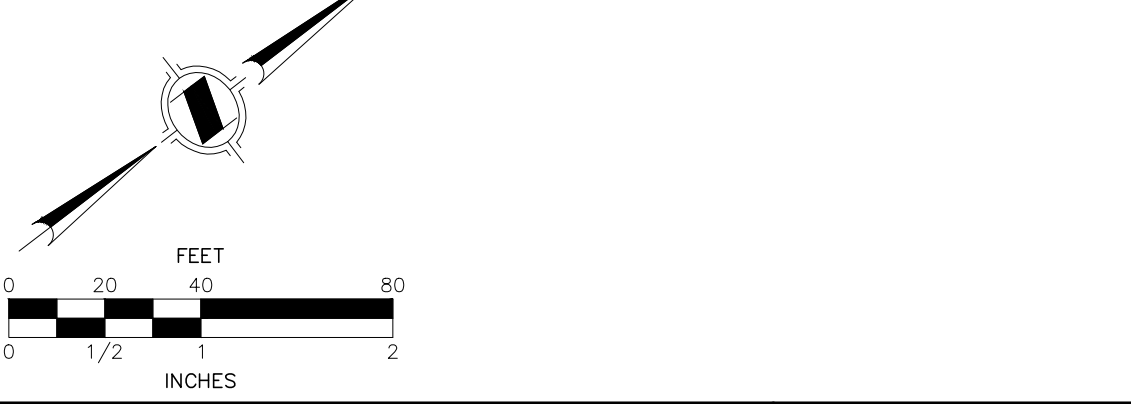
VICINITY MAP

- SLOPE DESIGNATIONS**
- MAINTAINED BY HOMEOWNERS ASSOCIATION
 - MAINTAINED BY PRIVATE OWNERS

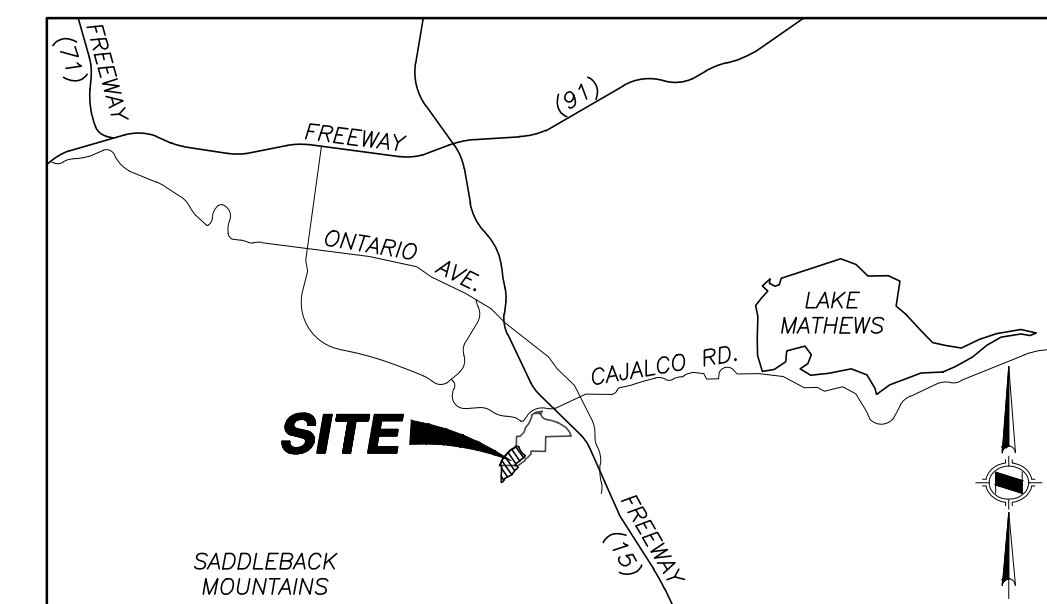
- PROPOSED EASEMENTS**
- INGRESS EGRESS AND EMERGENCY ACCESS OVER PRIVATE STREETS AND PUBLIC UTILITY PURPOSES.
 - 2' EASEMENT FOR PUBLIC UTILITY PURPOSES.
 - 12' EASEMENT CLASS 1 BIKE TRAIL FOR PUBLIC USE.
 - 25' EASEMENT FOR WATER LINES.
 - EASEMENT FOR STORM DRAIN AND PUBLIC UTILITY PURPOSES.

- EXISTING EASEMENTS**
- QUITCLAIMED
 - A. A PERMANENT EASEMENT FOR INGRESS, EGRESS, MAINTAINING AND IMPROVING A ROAD FOR VEHICLE AND PEDESTRIAN ACCESS, DRAINAGE AND DIVERSION OF SURFACE WATERS, INSTALLING, MAINTAINING AND REPLACING LANDSCAPING AND APPURTENANT IMPROVEMENTS AND INCIDENTAL PURPOSES, RECORDED JULY 9, 2003 AS INSTRUMENT NO. 2003-510647 OF OFFICIAL RECORDS.
 - B. A TEMPORARY EASEMENT FOR INGRESS AND EGRESS FOR THE PURPOSES OF PERFORMING GRADING AND CONSTRUCTION AND INCIDENTAL PURPOSES, RECORDED JULY 9, 2003 AS INSTRUMENT NO. 2003-510647 OF OFFICIAL RECORDS.
 - QUITCLAIMED
 - EASEMENT IN FAVOR OF ROBERT MAMILLAN, RUBY MAMILLAN, HAROLD MAMILLAN AND EVA MAMILLAN TO MAINTAIN, REPAIR AND REPLACE IRRIGATION PIPELINE TOGETHER WITH RIGHTS OF INGRESS AND EGRESS, RECORDED 12/21/1956 AS BOOK 2015, PG.10. TO BE QUITCLAIMED.
 - WATER TANK EASEMENTS, SITE 1 IS ON PHASE 2 AND SITE 2 IS ON PHASE 4, IN FAVOR OF ARANTINE HILLS HOLDINGS LP FOR WATER TANK AND WATER LINE PURPOSES, RECORDED 12/31/2014 AS INST. NO. 2014-0499147, O.R. TO BE VACATED. SITE 2 EASEMENT TO BE QUITCLAIMED
 - 12' EASEMENT CLASS 1 BIKE TRAIL FOR PUBLIC USE PER TR 36294, MB 456/23-38
 - EXISTING 78' ACCESS EASEMENT PER PM 37036 PMB 250/41-44
 - EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE TO CONSTRUCT AND MAINTAIN THE LEVEE, DEBRIS BASIN AND CHANNEL, RECORDED 06-27-2018 AS INST. NO. 2018-0299939. THIS EASEMENT IS TO BE VACATED.
 - EASEMENT FOR THE TRANSPORTATION AND DISTRIBUTION OF NATURAL GAS AND COMMUNICATION AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, RECORDED 06-21-2018 AS INST. NO. 2018-0251184. THIS EASEMENT IS NOT PLOTTABLE AS IMPROVEMENTS HAVE NOT BEEN CONSTRUCTED, AND WILL BE VACATED.
 - A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED 08/10/1896 IN BOOK 1 OF PATENTS, PAGE 350. THE LOCATION OF THIS EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION AS IT IS Blanket in nature to Parcel 1, PM 37036. (W 1/2 SE 1/4 AND E 1/2 SW 1/4 Section 20, Township 4 South, Range 6 West, S.B.M.). NOT POTABLE.
 - EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR FLOOD CONTROL AND DRAINAGE PURPOSES INCLUDING BUT NOT LIMITED TO THE CONSTRUCTION, USE REPAIR, RECONSTRUCTION, INSPECTION, OPERATION AND MAINTENANCE OF BEDFORD CANYON ARANTINE HILLS LEVEE AND ALL APPURTENANT WORKS, INCLUDING INGRESS AND EGRESS. RECORDED 04/15/2021 AS INST. NO. 2021-0236955. THIS EASEMENT IS TO BE VACATED.
 - ACCESS EASEMENT AND COST SHARING AGREEMENT IN FAVOR OF THE MAMILLAN TRUST RECORDED 07/29/2021 AS INST. NO. 2021-0454662 AND MODIFIED ON 03/07/2023 AS INST. NO. 2023-0065322. THIS EASEMENT AND COST SHARING AGREEMENT WILL REMAIN
 - A DECLARATION ESTABLISHING ACCESS EASEMENT RIGHTS RECORDED 12/30/2021 AS INSTRUMENT NO. 2021-0766313. THIS EASEMENT WILL REMAIN.

- LEGEND**
- RIGHT OF WAY
 - LOT LINE
 - TRACT BOUNDARY
 - EASEMENT
 - EXISTING LOT LINE
 - DAYLIGHT LINE
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - EXISTING CURB
 - EXISTING MEDIAN
 - TOP AND TOE OF SLOPE
 - RETAINING WALL
 - PROPOSED V-DITCH
 - PROPOSED WATER LINE (ZONE 4)
 - PROPOSED WATER LINE (ZONE 5)
 - RECYCLED WATER LINE
 - PROPOSED SEWER LINE
 - PROPOSED STORM DRAIN LINE
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT



				DRAWN BY: LP		PREPARED FOR / OWNER: ARANTINE HILLS HOLDINGS, LP A DELAWARE LIMITED PARTNERSHIP 4343 VON KARMAN AVE, SUITE 300 NEWPORT BEACH, CA 92660 (949) 382-2766		PREPARED BY:  HUNSAKER & ASSOCIATES IRVINE, INC. PLANNING ■ ENGINEERING ■ SURVEYING Three Hughes ■ Irvine, CA 92618 ■ PH: (949) 583-1010 ■ FX: (949) 583-0799		SITE PLAN TENTATIVE TRACT NO.38572 FOR CONDOMINIUM PURPOSES City of Corona		SHEET	
				DESIGNED BY: JW								8 OF 9	
NO.		DATE		REVISIONS		APPROVED		CHECKED BY: DS					



VICINITY MAP

SLOPE DESIGNATIONS

- A** MAINTAINED BY HOMEOWNERS ASSOCIATION
B MAINTAINED BY PRIVATE OWNERS

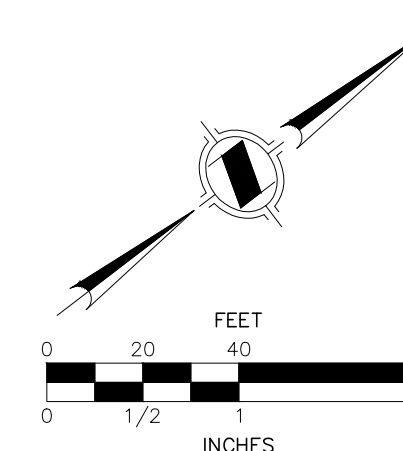
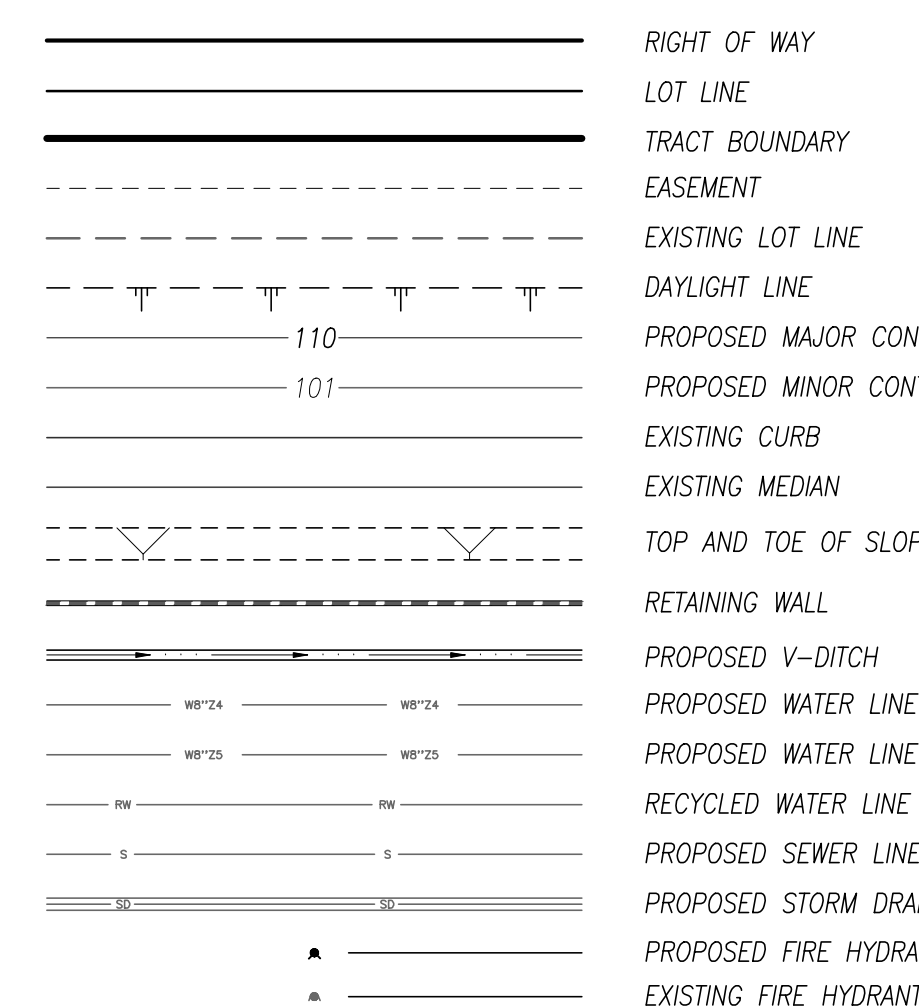
PROPOSED EASEMENTS

- ① INGRESS EGRESS AND EMERGENCY ACCESS OVER PRIVATE STREETS AND PUBLIC UTILITY PURPOSES.
- ② 2' EASEMENT FOR PUBLIC UTILITY PURPOSES.
- ③ 12' EASEMENT CLASS 1 BIKE TRAIL FOR PUBLIC USE.
- ④ 25' EASEMENT FOR WATER LINES.
- ⑤ EASEMENT FOR STORM DRAIN AND PUBLIC UTILITY PURPOSES.

EXISTING EASEMENTS

- ① ② QUITCLAIMED
- ③ A. A PERMANENT EASEMENT FOR INGRESS, EGRESS, MAINTAINING AND IMPROVING A ROAD FOR VEHICLE AND PEDESTRIAN ACCESS; DRAINAGE AND DIVERSION OF SURFACE WATERS, INSTALLING, MAINTAINING AND REPLACING LANDSCAPING AND APPURTENANT IMPROVEMENTS AND INCIDENTAL PURPOSES, RECORDED JULY 9, 2003 AS INSTRUMENT NO. 2003-510647 OF OFFICIAL RECORDS.
- B. A TEMPORARY EASEMENT FOR INGRESS AND EGRESS FOR THE PURPOSES OF PERFORMING GRADING AND CONSTRUCTION AND INCIDENTAL PURPOSES, RECORDED JULY 9, 2003 AS INSTRUMENT NO. 2003-510647 OF OFFICIAL RECORDS.
- ④ ⑤ ⑥ ⑦ QUITCLAIMED
- ⑧ EASEMENT IN FAVOR OF ROBERT MCILLIAN, RUBY MCILLIAN, HAROLD MCILLIAN AND EVA MCILLIAN TO MAINTAIN, REPAIR, AND REPLACE IRRIGATION PIPELINE TOGETHER WITH RIGHTS OF INGRESS AND EGRESS, RECORDED 12/21/1986 AS BOOK 251, PG.10. TO BE QUITCLAIMED.
- ⑨ WATER TANK EASEMENTS, SITE 1 IS ON PHASE 2 AND SITE 2 IS ON PHASE 4, IN FAVOR OF ARANTINE HILLS HOLDINGS LP FOR WATER TANK AND WATER LINE VACATIONS, RECORDED 12/31/2014 AS INST. NO. 2014-0499147, O.R. TO BE VACATED.
- SITE 2 EASEMENT TO BE QUITCLAIMED
- ⑩ ⑪ EASEMENT CLASS 1 BIKE TRAIL FOR PUBLIC USE PER TR 36294, MB 456/23-38
- ⑫ EXISTING 78' ACCESS EASEMENT PER FM 37036 FMB 250/41-44
- ⑬ EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE TO CONSTRUCT AND MAINTAIN THE LEVY, DEBRIS BASIN CANAL CHANNEL, RECORDED 06-27-2018 AS INST NO. 2018-0259839. THIS EASEMENT IS TO BE VACATED.
- ⑭ EASEMENT FOR THE TRANSPORTATION AND DISTRIBUTION OF NATURAL GAS AND COMMUNICATION AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, RECORDED 09-21-2018 AS INST. NO. 2018-0251184. THIS EASEMENT IS NOT PLOTTABLE AS IMPROVEMENTS HAVE NOT BEEN CONSTRUCTED, AND WILL BE VACATED.
- ⑮ A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA N THE PATENT RECORDED 08/10/1896 IN BOOK 1 OF PATENTS, PAGE 350. THE LOCATION OF THIS EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION AS IT IS Blanket in Parcel 1, FM 37036 (W/3 SE/4 AND E/3 SW/4 Section 20, Township 4 South, Range 6 West, S.B.M.) NOT POTABLE.
- ⑯ EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR FLOOD CONTROL AND DRAINAGE PURPOSES INCLUDING BUT NOT LIMITED TO THE CONSTRUCTION, USE, REPAIR, RECONSTRUCTION, INSPECTION, OPERATION AND MAINTENANCE OF 'BEDFORD CANYON' - ARANTINE HILLS LEVEE AND ALL APPURTENANT WORKS, INCLUDING INGRESS AND EGRESS. RECORDED 04/15/2021 AS INST NO. 2021-0236955. THIS EASEMENT IS TO BE VACATED.
- ⑰ EASEMENT ACCESSION AND COST SHARING AGREEMENT IN FAVOR OF THE MCILLIAN TRUST RECORDED 07/29/2021 AS INST NO. 2021-0454662 AND AMENDED ON 03/07/2023 AS INST. NO. 2023-0065322. THIS EASEMENT AND COST SHARING AGREEMENT WILL REMAIN
- ⑱ A DECLARATION ESTABLISHING ACCESSION EASEMENT RIGHTS RECORDED 12/12/2021 AS INSTRUMENT NO. 2021-0766313. THIS EASEMENT WILL REMAIN.

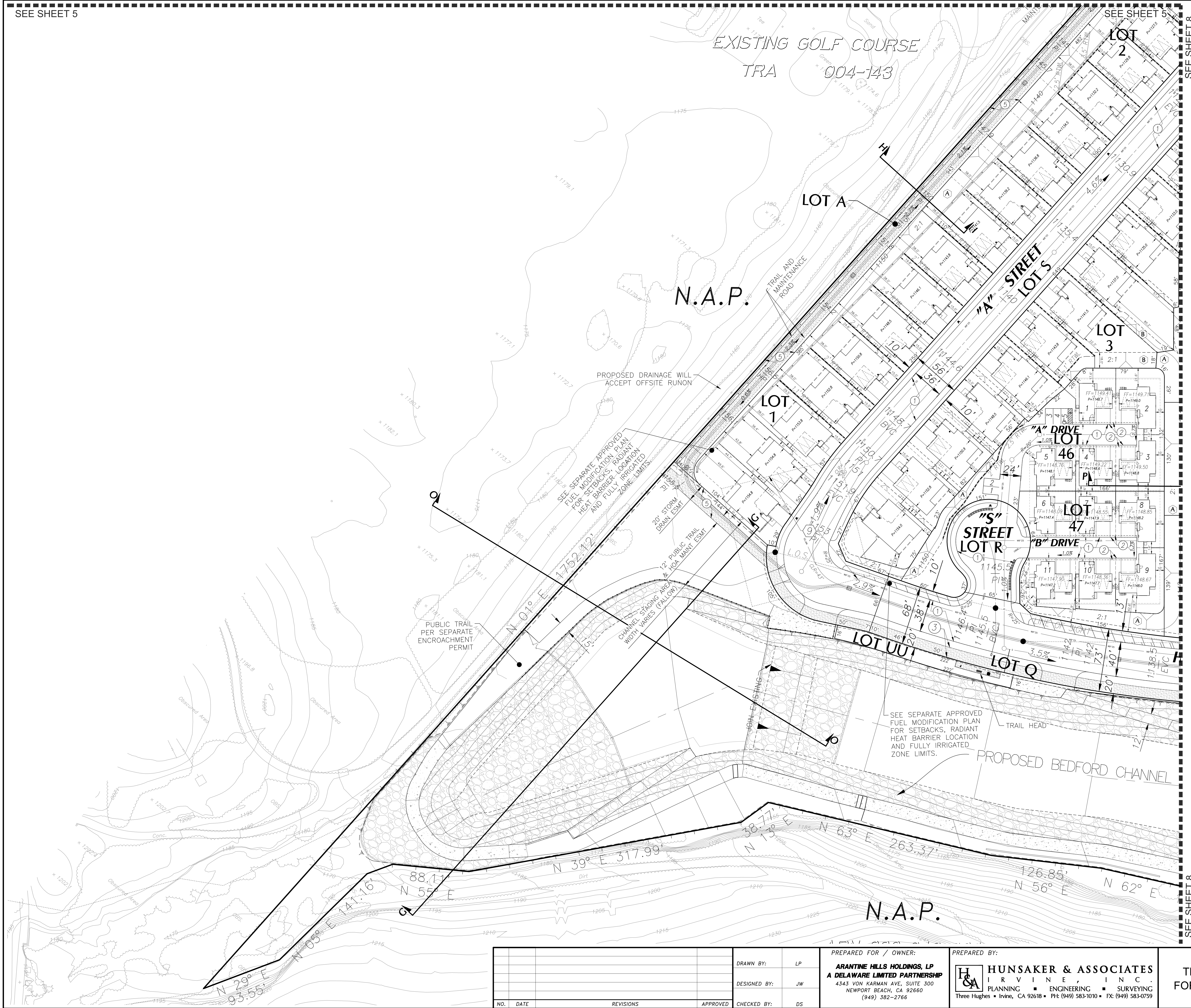
LEGEND



SITE PLAN
TENTATIVE TRACT NO.38572
FOR CONDOMINIUM PURPOSES
City of Corona

SHEET

9 OF 9

[illegible]

<i>DRAWN BY:</i>	<i>LP</i>
<i>DESIGNED BY:</i>	<i>JW</i>
<i>CHECKED BY:</i>	<i>DS</i>

PREPARED FOR / OWNER:

ARANTINE HILLS HOLDINGS, LP
A DELAWARE LIMITED PARTNERSHIP

4343 VON KARMAN AVE, SUITE 300
NEWPORT BEACH, CA 92660
(949) 382-2766

PREPARED BY:



HUNSAKER & ASSOCIATES
I R V I N E , I N C .
PLANNING ■ ENGINEERING ■ SURVEYING
Three Hughes ■ Irvine, CA 92618 ■ PH: (949) 583-1010 ■ FX: (949) 583-0759