

**LEGAL DESCRIPTION**

THE LEGAL DESCRIPTION SHOWN HEREON IS FROM NORTH AMERICAN TITLE COMPANY PRELIMINARY REPORT ORDER NO.: 92002-93108-09 BEARING AN EFFECTING DATE OF JUNE 10, 2009 AT 7:30 AM, MORE PARTICULARLY DESCRIBED AS:  
REAL PROPERTY IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**PARCEL 1:**  
THOSE PORTIONS OF LOTS 15 AND 16, BLOCK 1 OF MOULTON & PRAED SUBDIVISION OF AUBURNDALE HEIGHTS, AS PER MAP RECORDED IN BOOK 3, PAGE 7 AND 8 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CONVEYED IN A DEED TO THE STATE OF CALIFORNIA RECORDED MARCH 13, 1973 AS INSTRUMENT NO. 31320 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT A POINT ON THAT CERTAIN COURSE SHOWN AS HAVING A BEARING OF NORTH 45°04'51" EAST AND A LENGTH OF 225.11 FEET IN THE SOUTHERLY LINE OF SEGMENT 1 OF A MAP FILED FOR RECORD ON APRIL 24, 1991 IN THE STATE HIGHWAY MAP BOOK 10, PAGES 6 THROUGH 15 IN THE OFFICE OF SAID COUNTY RECORDER, SAID POINT BEING DISTANT THEREON SOUTH 54°08'22" WEST, 54.055 METERS FROM ITS EASTERLY TERMINUS; THENCE LEAVING SAID CERTAIN COURSE, SOUTH 26°18'56" EAST, 22.101 METERS; THENCE SOUTH 34°20'17" EAST, 27.897 METERS; THENCE SOUTH 24°02'38" EAST, 145.871 METERS; THENCE SOUTH 28°01'54" EAST, 45.553 METERS; THENCE SOUTH 32°42'58" EAST, 68.691 METERS; THENCE SOUTH 27°59'07" EAST, 65.736 METERS; THENCE SOUTH 30°49'15" EAST, 0.869 METERS TO A POINT HERINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUING SOUTH 30°49'15" EAST, 61.923 METERS; THENCE SOUTH 26°17'38" EAST, 179.344 METERS TO A POINT ON A CERTAIN COURSE CITED AS HAVING A BEARING OF SOUTH 83°49' WEST AND A LENGTH OF 205.80 FEET IN PARCEL 3 OF SAID DEED, SAID POINT BEING DISTANT THEREON NORTH 84°19'22" EAST, 9.582 METERS FROM ITS WESTERLY TERMINUS. EXCEPT THEREFROM THAT PORTION LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE HEREINABOVE DESCRIBED POINT "A"; THENCE SOUTH 55°16'05" WEST, 278 METERS. THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE VI, MULTIPLY DISTANCES SHOWN BY 1.000024911 TO OBTAIN GROUND LEVEL DISTANCES.

**PARCEL 2:**  
THAT PORTION OF LOT 10 OF CORONA CITRUS TRACT, AS PER MAP RECORDED IN BOOK 8, PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CONVEYED IN A DEED TO THE STATE OF CALIFORNIA RECORDED JUNE 7, 1973 AS INSTRUMENT NO. 73604, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE CITED AS HAVING A BEARING NORTH 26°22'54" WEST AND A LENGTH OF 152.67 FEET IN SAID DEED; THENCE NORTH 26°22'45" WEST ALONG SAID CERTAIN COURSE, 46.568 METERS TO A POINT IN THE BOUNDARY OF SAID LOT 10, DISTANT THEREON SOUTH 84°19'22" WEST, (SHOWN AS SOUTH 83°49' WEST ON SAID MAP OF THE CORONA CITRUS TRACT) 57.382 METERS FROM AN ANGLE OF SAID BOUNDARY; THENCE ALONG SAID BOUNDARY NORTH 84°19'22" EAST, 4.166 METERS; THENCE LEAVING SAID BOUNDARY, SOUTH 26°17'38" EAST, 44.444 METERS TO A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 294.437 METERS, SAID CURVE BEING IN THE NORTHWESTERLY LINE OF CORONA AVENUE SHOWN AS HAVING A RADIUS OF 960 FEET IN SEGMENT 1 OF MAP FILED FOR RECORD ON AUGUST 2, 1991 IN STATE HIGHWAY MAP BOOK 10, PAGES 23 THROUGH 27 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE EASTERLY ALONG SAID CURVE FROM A TANGENT BEARING SOUTH 53°35'32" WEST THROUGH A CENTRAL ANGLE OF 0°45'22" AN ARC LENGTH 3.886 METERS TO THE POINT OF BEGINNING. THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE VI, MULTIPLY DISTANCES SHOWN BY 1.000024911 TO OBTAIN GROUND LEVEL DISTANCES.

**PARCEL 3:**  
BEING A PORTION OF LOT 10, PER MAP BOOK 8, PAGE 24 AS CONVEYED PER INSTRUMENT NUMBER 2001-546736, DATED NOVEMBER 5, 2001, RECORDS OF SAID COUNTY, LYING WITHIN THE CITY OR CORONA, RIVERSIDE COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHERLY POINT OF SAID PORTION OF LOT 10, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF CORONA AVENUE; THENCE NORTH 58°33'33" EAST A DISTANCE OF 398.72 FEET, ALONG SAID NORTHERLY RIGHT OF WAY OF CORONA AVENUE, TO THE POINT OF BEGINNING; THENCE NORTH 26°23'47" WEST A DISTANCE OF 32.94 FEET; THENCE SOUTH 72°02'54" WEST A DISTANCE OF 65.60 FEET; THENCE NORTH 16°13'05" WEST A DISTANCE OF 87.91 FEET; THENCE NORTH 26°14'33" EAST A DISTANCE OF 62.09 FEET; THENCE NORTH 26°23'47" WEST A DISTANCE OF 89.95 FEET, TO A POINT THE NORTHEASTERLY LINE OF SAID PORTION OF LOT 10; THENCE SOUTH 63°35'07" EAST A DISTANCE OF 110.06 FEET, ALONG SAID NORTHEASTERLY LINE; THENCE SOUTH 63°35'07" EAST A DISTANCE OF 110.06 FEET, ALONG SAID NORTHEASTERLY LINE; THENCE NORTH 84°13'15" EAST A DISTANCE OF 17.60 FEET ALONG SAID NORTHEASTERLY LINE TO THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE CITED IN SAID INSTRUMENT 2001-546736 AS HAVING BEARING OF NORTH 26°22'54" WEST AND A LENGTH OF 152.67 FEET; THENCE SOUTH 26°23'47" EAST, ALONG SAID CERTAIN COURSE 152.80 FEET TO A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 965.98 FEET TO WHICH A RADIAL LINE BEARS SOUTH 31°26'27" EAST, SAID CURVE ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF CORONA AVENUE; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°47'31" AN ARC DISTANCE OF 71.16 FEET; THENCE SOUTH 58°33'33" WEST A DISTANCE OF 12.46 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE OF CORONA AVENUE TO THE POINT OF BEGINNING.

APN: 122-230-012-3(PARCEL 1); 122-140-012-5(PARCEL 2); 122-140-016-9(PARCEL 3)

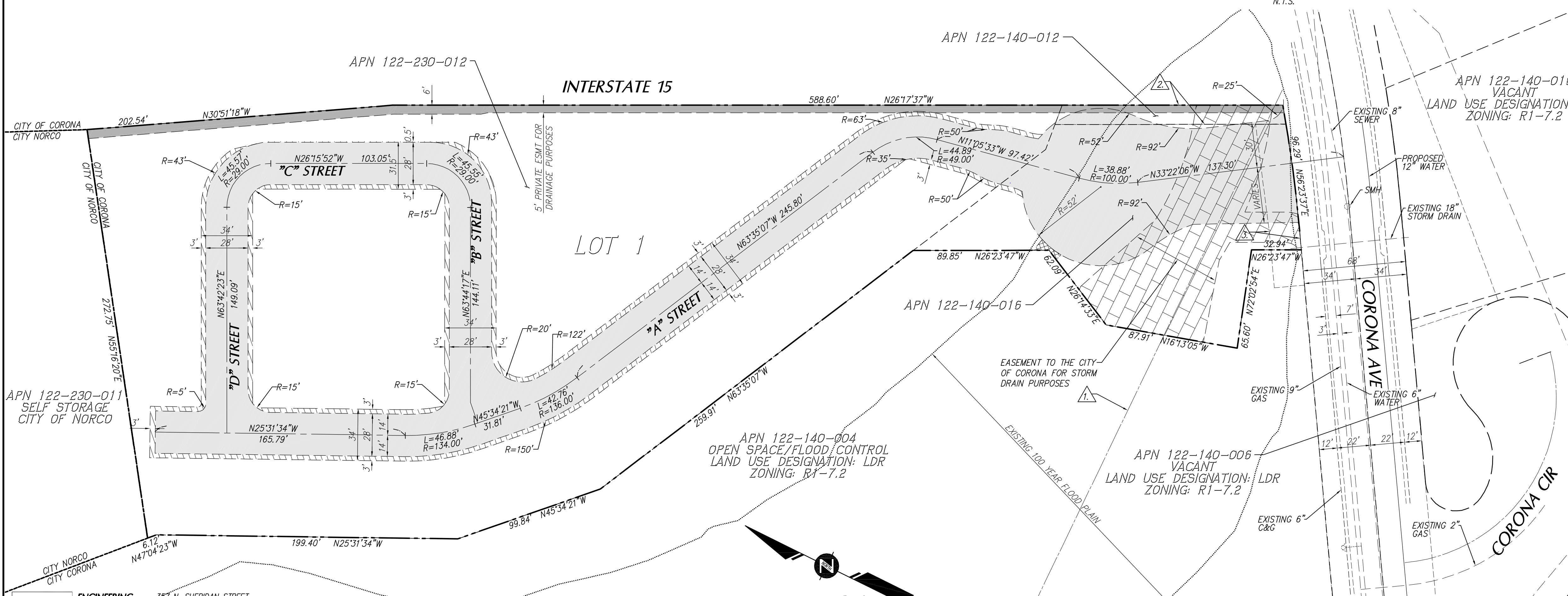
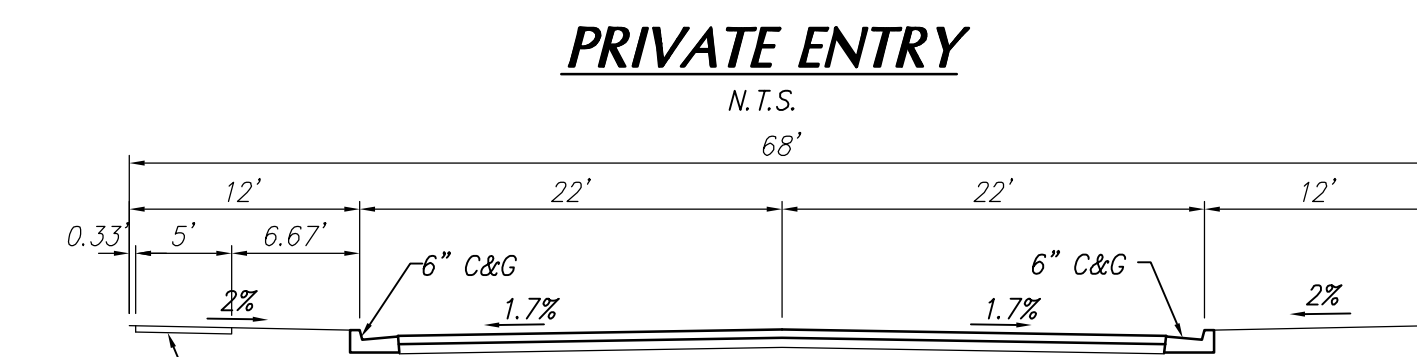
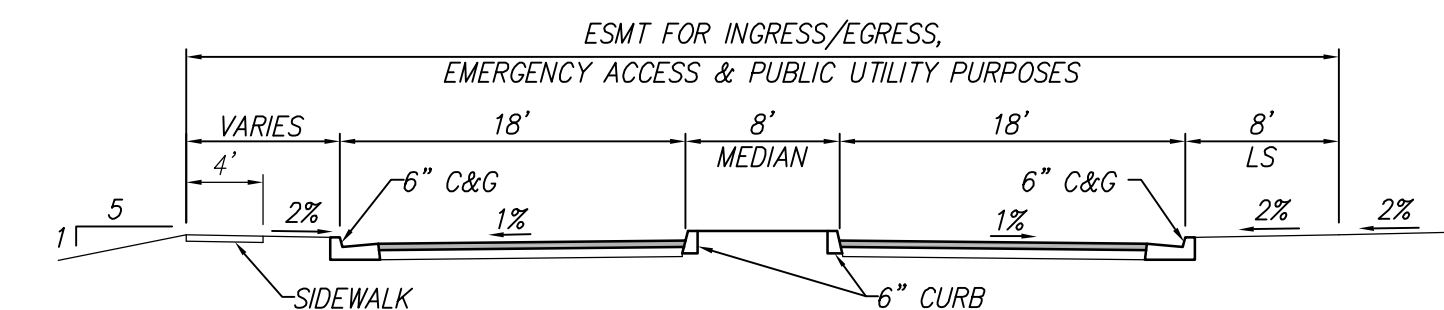
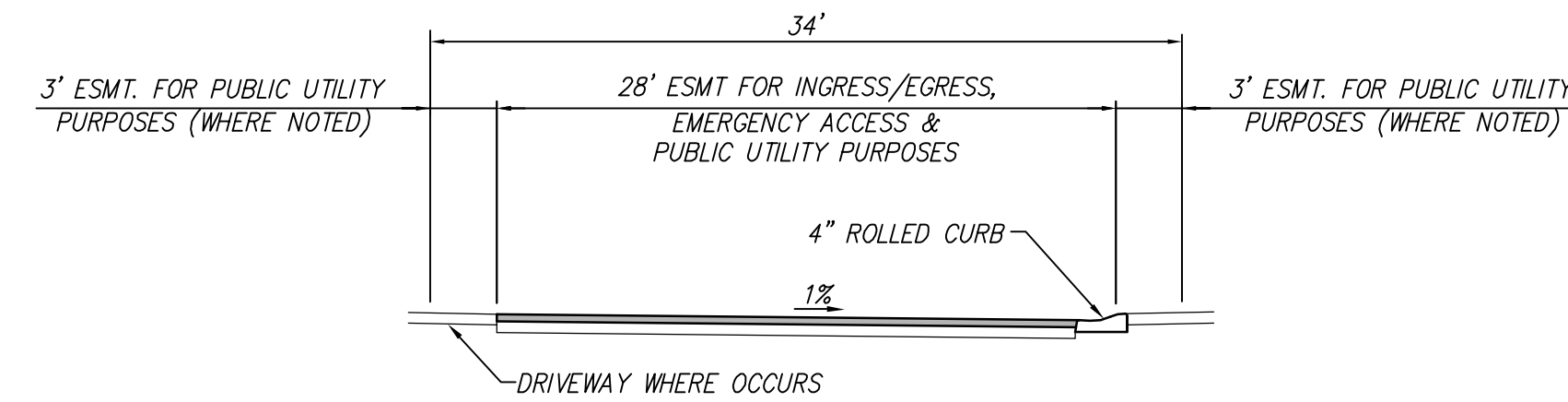
# TENTATIVE TRACT MAP 35851 FOR CONDOMINIUM PURPOSES

**LEGEND**

- PROJECT BOUNDARY
- CITY BOUNDARY
- CENTER LINE
- EASEMENT FOR PUBLIC UTILITIES
- EASEMENT FOR INGRESS/EGRESS AND STORM DRAIN ACCESS TO THE CITY OF CORONA AND RCFCD&WCD
- EASEMENT TO THE CITY OF CORONA FOR STORM DRAIN PURPOSES
- EASEMENT FOR INGRESS/EGRESS, EMERGENCY ACCESS, & PUBLIC UTILITIES
- PRIVATE DRAINAGE EASEMENT
- EASEMENT
- LANDSCAPE
- SEWER MANHOLE
- CURB AND GUTTER
- ESMT.
- LS
- SMH
- C&G

**EXISTING EASEMENT NOTES**

1. AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 28, 1957 AS INSTRUMENT NO. 62565 OF OFFICIAL RECORDS. IN FAVOR OF: CALIFORNIA POWER COMPANY, A CORPORATION A PORTION OF SAID LAND. REFER TO SAID DOCUMENT FOR FULL PARTICULARS
2. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE FREEWAY ADJOINING SAID LAND EXCEPT FOR AREAS ALLOWED AS SET FORTH IN SAID DEED HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED JUNE 07, 1973 AS INSTRUMENT NO. 73604 OF OFFICIAL RECORDS. (AFFECTS PARCEL 3)
3. AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED JUNE 07, 1973 AS INSTRUMENT NO. 73605 OF OFFICIAL RECORDS. IN FAVOR OF: STATE OF CALIFORNIA PARCEL 3



**GENERAL NOTES**

1. PREPARED = JUNE 2010
2. ACREAGE = GROSS = 3.55 Ac  
NET = 3.55 Ac
3. LOT SUMMARY
 

ITEM	PROPOSED LAND USE	PROPOSED ZONING	ACREAGE (GROSS)	ACREAGE (NET)	PERCENT
LOT 1	HDR	R-3	3.55	3.55	100%
4. EXISTING USE = VACANT
5. PROPOSED USE = 60 RESIDENTIAL APARTMENTS/CONDOMINIUMS
6. EXISTING GENERAL PLAN DESIGNATION = LOW DENSITY RESIDENTIAL (LDR: 3-6 DU/AC)
7. PROPOSED GENERAL PLAN DESIGNATION: (HDR: 15 - 36 DU/AC)
8. EXISTING ZONING - R1-7.2
9. PROPOSED ZONING - R-3
10. SURROUNDING LAND USES:  
NORTH - SELF STORAGE (CITY OF NORCO)  
SOUTH - CORONA AVENUE AND SINGLE FAMILY RESIDENTIAL  
EAST - FREEWAY (I-15)  
WEST - OPEN SPACE AND FLOOD CONTROL (RCFC & WCD SOUTH NORCO CHANNEL BASIN)
11. ALL LOT LINE DIMENSIONS ARE APPROXIMATE.
12. ALL PROPOSED STREETS ARE PRIVATE.
13. ALL PROPOSED SLOPES = 2:1 MAXIMUM SLOPE.
14. STREET GRADES: 0.6% MINIMUM, 10% MAXIMUM.
15. ANY REVISED SITE PLAN SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR SCREEN CHECK APPROVAL PRIOR TO BUILDING PLAN SUBMITTAL.
16. A MINIMUM FIRE FLOW OF 2,500 GPM SHALL BE PROVIDED.
17. FIRE HYDRANTS SHALL BE SPACED AT A MAXIMUM 250 FEET APART.
18. PHASING - TTM 35851 SHALL BE RECORDED IN ONE PHASE WITH ONE FINAL MAP.
19. EARTHWORK SUMMARY:
 

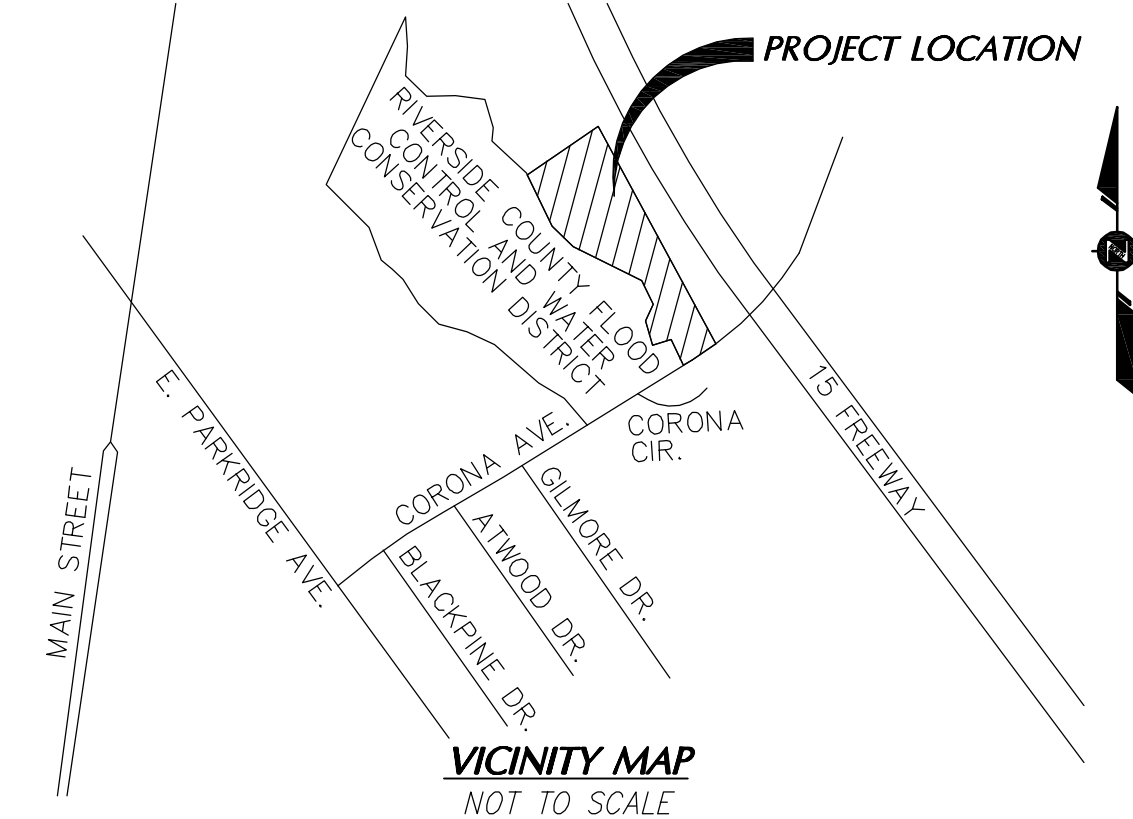
RAW CUT:	16,000
RAW FILL:	15,000
ADJUSTMENTS:	(1,000)
NET:	0 (BALANCE)
20. UTILITY PROVIDERS:
 

WATER SERVICE:	CORONA DWP
SEWER SERVICE:	CORONA DWP
ELECTRICAL SERVICE:	SOUTHERN CALIFORNIA EDISON
NATURAL GAS:	SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE SERVICE:	PACIFIC BELL
21. STREET LENGTH SUMMARY:
 

A' STREET	852'
B' STREET	167'
C' STREET	149'
D' STREET	172'

**ASSESSORS PARCEL NUMBER**

122-230-012, 122-140-012, & 122-140-016



**OWNER**

PECUNIARY CAPITAL, LLC  
26815 CRILLY ROAD  
CORONA, CA 92883  
CONTACT: NEIL DILELLO  
PHONE: (951) 258-6194

**DEVELOPER**

PECUNIARY CAPITAL GROUP, LLC  
26815 CRILLY ROAD  
CORONA, CA 92883  
CONTACT: NEIL DILELLO  
PHONE: (951) 258-6194

**APPLICANT**

PERPETUAL CAPITAL GROUP, LLC  
26815 CRILLY ROAD  
CORONA, CA 92883  
CONTACT: NEIL DILELLO  
PHONE: (951) 258-6194

**ENGINEER**

K & A ENGINEERING, INC.  
357 N. SHERIDAN STREET, SUITE 117  
CORONA, CA 92880  
PHONE: (951) 279-1800  
PROJECT MANAGER: KEITH OSBORN, P.E.

## CITY OF CORONA TENTATIVE TRACT MAP 35851 FOR CONDOMINIUM PURPOSES

Drawn By: DR  
Checked By: KO  
Scale: AS SHOWN

SHEET 1  
OF 1 SHEETS

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