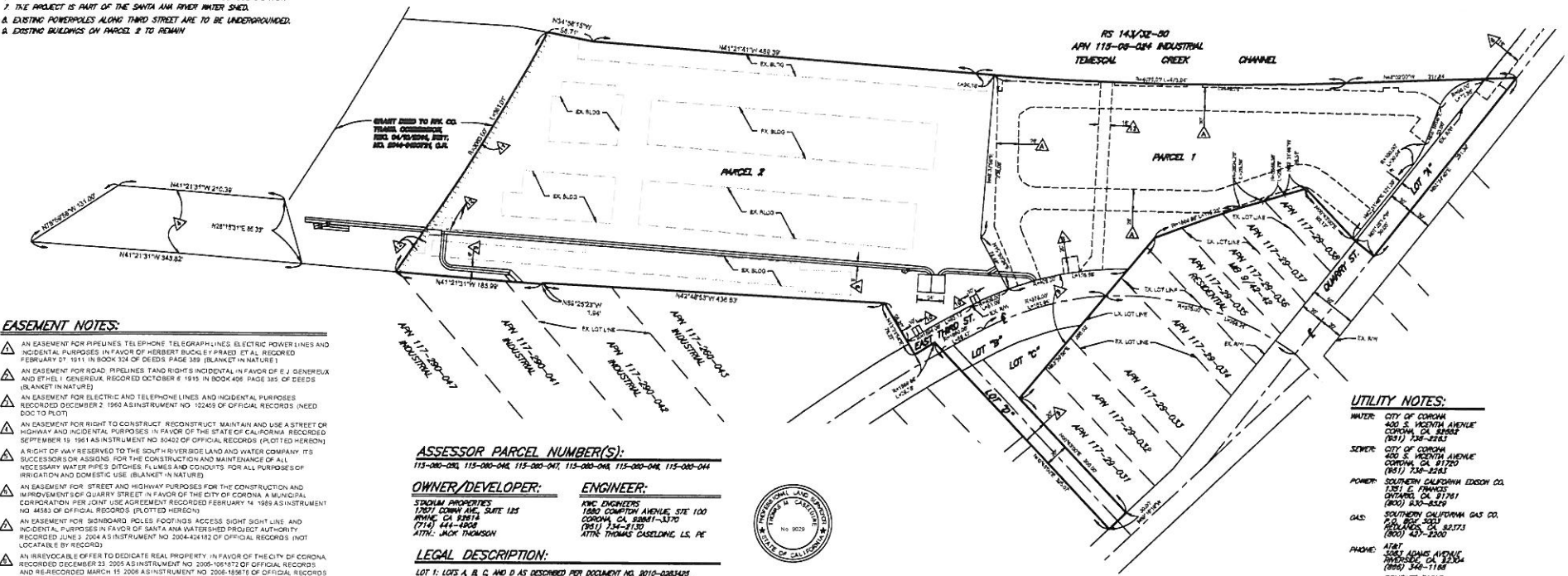
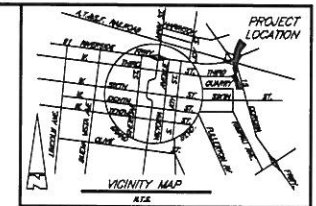


GENERAL NOTES:

1. PREPARED: JANUARY 2018
2. GROSS ACREAGE: 8.58 ACRES. NET ACREAGE: 7.18 ACRES (PROJ. 8/18)
3. GENERAL PLAN DESIGNATION: LIGHT INDUSTRIAL (LI)
4. LAND USE AND ZONING: NOT WITHIN A SPECIFIC PLAN
5. EXISTING USE: MOUNT LAND
6. PROPOSED USE: LIGHT MANUFACTURING
7. EXISTING ZONING: LIGHT MANUFACTURING
8. PROPOSED ZONING: LIGHT MANUFACTURING
9. ADJACENT LAND USE, ZONING AND GENERAL PLAN DESIGNATION:
10. LAND USE: ZONING: GP DESIGNATION:
11. NORTH: FLOOD CONTROL: NORTH: FPI: NORTH: OPEN SPACE GENERAL
12. SOUTH: BUSINESS PARK: SOUTH: FPI: SOUTH: LIGHT INDUSTRIAL
13. WEST: FLOOD CONTROL: WEST: FPI: WEST: OPEN SPACE GENERAL
14. EAST: BUSINESS PARK: EAST: FPI: WEST: LIGHT INDUSTRIAL
15. THOMAS BROTHERS GUIDE: RIVERSIDE COUNTY, PAGE 743, GRID E3 AND F3
16. THIS PROJECT IS WITHIN THE CORONA-NORCO UNIFIED SCHOOL DISTRICT.
17. THE PROJECT IS PART OF THE SANTA ANA RIVER WATER SHED.
18. EXISTING POWERPOLES ALONG THIRD STREET ARE TO BE UNDERGROUND.
19. EXISTING BUILDINGS ON PARCEL 2 TO REMAIN

PARCEL MAP NO. 37412

IN THE CITY OF CORONA, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA
JANUARY 2018



EASEMENT NOTES:

1. AN EASEMENT FOR PIPELINES, TELEPHONE, TELEGRAPH, ELECTRIC POWER LINES AND INCIDENTAL PURPOSES IN FAVOR OF HERBERT BUCKLEY PRAED ET AL. RECORDED FEBRUARY 01, 1911 IN BOOK 124 OF DEEDS PAGE 389 (BLANKET IN NATURE)
2. AN EASEMENT FOR ROAD, PIPELINES, TAND RIGHT'S INCIDENTAL IN FAVOR OF E.J. GENEUREUX AND ETHEL I. GENEUREUX, RECORDED OCTOBER 6, 1915 IN BOOK 408 PAGE 385 OF DEEDS (BLANKET IN NATURE)
3. AN EASEMENT FOR ELECTRIC AND TELEPHONE LINES AND INCIDENTAL PURPOSES RECORDED DECEMBER 2, 1960 AS INSTRUMENT NO. 122463 OF OFFICIAL RECORDS (NEED DOC TO PLOT)
4. AN EASEMENT FOR RIGHT TO CONSTRUCT, RECONSTRUCT, MAINTAIN AND USE A STREET OR HIGHWAY AND INCIDENTAL PURPOSES IN FAVOR OF THE STATE OF CALIFORNIA RECORDED SEPTEMBER 19, 1961 AS INSTRUMENT NO. 80403 OF OFFICIAL RECORDS (PLOTTED HEREON)
5. A RIGHT OF WAY RESERVED TO THE SOUTH RIVERBIDE LAND AND WATER COMPANY, ITS SUCCESSORS OR ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER PIPES, DITCHES, FLUMES AND CONDUITS, FOR ALL PURPOSES OF IRRIGATION AND DOMESTIC USE (BLANKET IN NATURE)
6. AN EASEMENT FOR STREET AND HIGHWAY PURPOSES FOR THE CONSTRUCTION AND IMPROVEMENT OF QUARRY STREET IN FAVOR OF THE CITY OF CORONA, A MUNICIPAL CORPORATION, PER JOINT USE AGREEMENT RECORDED FEBRUARY 14, 1969 AS INSTRUMENT NO. 44383 OF OFFICIAL RECORDS (PLOTTED HEREON)
7. AN EASEMENT FOR SIGNBOARD, POLES, FOOTINGS, ACCESS, RIGHT OF WAY, LINE AND INCIDENTAL PURPOSES IN FAVOR OF SANTA ANA WATERBED PRODUCT AUTHORITY RECORDED JUNE 3, 2004 AS INSTRUMENT NO. 2004-024182 OF OFFICIAL RECORDS (NOT LOCATABLE BY RECORD)
8. AN IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY IN FAVOR OF THE CITY OF CORONA, RECORDED DECEMBER 23, 2005 AS INSTRUMENT NO. 2005-1061872 OF OFFICIAL RECORDS AND RE-RECORDED MARCH 15, 2006 AS INSTRUMENT NO. 2006-189816 OF OFFICIAL RECORDS (PLOTTED HEREON)
9. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED APRIL 20, 2006 AS INSTRUMENT NO. 2006-234483 OF OFFICIAL RECORDS (PLOTTED HEREON)
10. AN EASEMENT FOR PUBLIC WATER LINE AND INCIDENTAL PURPOSES IN FAVOR OF CITY OF CORONA, A MUNICIPAL CORPORATION, RECORDED MAY 30, 2006 AS INSTRUMENT NO. 2006-189172 OF OFFICIAL RECORDS (PLOTTED HEREON)
11. RELINQUISHMENT OF RIGHTS OF INGRESS OR EGRESS TO THE STATE OF CALIFORNIA ADJACENT TO THE FREEWAY RECORDED APRIL 10, 2014 AS INSTRUMENT NO. 2014-102721 OF OFFICIAL RECORDS (PLOTTED HEREON)
12. AN EASEMENT FOR AERIAL AND/OR UNDERGROUND ELECTRIC OR COMMUNICATION STRUCTURES AND INCIDENTAL RIGHTS IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION RECORDED AUGUST 21, 2014 AS INSTRUMENT NO. 2014-1723 OF OFFICIAL RECORDS (PLOTTED HEREON)
13. AN EASEMENT FOR STORM DRAIN AND INCIDENTAL RIGHTS IN FAVOR OF THE CITY OF CORONA RECORDED AUGUST 2, 2006 AS INSTRUMENT NO. 2006-045506 OF OFFICIAL RECORDS (PLOTTED HEREON) TO BE CALICATED BY MAP OR SEPARATE INSTRUMENT
14. A PROPOSED EASEMENT FOR PUBLIC UTILITY AND EMERGENCY INGRESS/EGRESS (PLOTTED HEREON)
15. A PROPOSED EASEMENT FOR PUBLIC WATERLINE PURPOSES (PLOTTED HEREON)

ASSESSOR PARCEL NUMBER(S):

115-080-084, 115-080-084, 115-080-047, 115-080-084, 115-080-084, 115-080-084

OWNER/DEVELOPER:

STONIAH PROPERTIES
17871 CORONA AVE., SUITE 101
CORONA, CA 92611
(714) 444-4808
ATTN: JACK THOMPSON

ENGINEER:

PMC ENGINEERS
1080 COMPTON AVENUE, STE 100
CORONA, CA 92611-3370
(951) 234-8170
ATTN: THOMAS CASELINO, L.S. PE

LEGAL DESCRIPTION:

LOT 1, LOTS A, B, C, AND D AS DESCRIBED PER DOCUMENT NO. 2010-000444 RECORDED IN THE COUNTY OF RIVERSIDE ON JUNE 21, 2010 IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
LOT 2, LOT 1 OF LOT LINE ADJUSTMENT NO. 05-031 RECORDED IN THE COUNTY OF RIVERSIDE ON DECEMBER 23, 2005 IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



LETTERED LOT:

LOT	AREA	TYPE	DEDICATION
1'	0.25 AC	STREET	CITY OF CORONA
2'	0.38 AC	STREET	CITY OF CORONA
3'	0.11 AC	N/A	N/A
4'	0.19 AC	ALLEY	CITY OF CORONA

MADEUP PARCEL:

PARCEL	AREA
1	2.48 AC
2	4.69 AC

UTILITY NOTES:

WATER: CITY OF CORONA
400 S. MCDONALD AVENUE
CORONA, CA 92602
(951) 738-2581

SEWER: CITY OF CORONA
400 S. MCDONALD AVENUE
CORONA, CA 92602
(951) 738-2581

POWER: SOUTHERN CALIFORNIA EDISON CO.
1381 E. FERNWOOD
ONTARIO, CA 91761
(909) 830-8229

GAS: SOUTHERN CALIFORNIA GAS CO.
P.O. BOX 5503
HUNTSVILLE, CA 92533
(909) 437-2200

AT&T: SONY ADAMS AVENUE
HUNTSVILLE, CA 92534
(909) 346-1188

CABLE: COMCAST CABLE
1381 E. FERNWOOD ST
CORONA, CA 92602
(951) 346-3077

