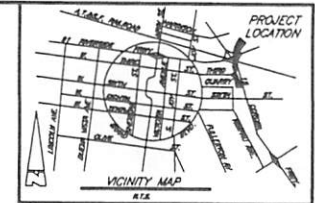


# GENERAL NOTES:

1. PREPARED: JANUARY 2018
  2. GROSS ACREAGE: 8.59 ACRES, NET ACREAGE: 7.18 ACRES (PROP 1/16)
  3. GENERAL PLAN DESIGNATION: LIGHT INDUSTRIAL (L1)
  4. LAND USE AND ZONING: NOT WITHIN A SPECIFIC PLAN
- EXISTING USE: VACANT LAND  
 PROPOSED USE: LIGHT MANUFACTURING  
 EXISTING ZONING: LIGHT MANUFACTURING  
 PROPOSED ZONING: LIGHT MANUFACTURING
- ADJACENT LAND USE, ZONING AND GENERAL PLAN DESIGNATION:
- | LAND USE             | ZONING     | GP DESIGNATION            |
|----------------------|------------|---------------------------|
| NORTH: FLOOD CONTROL | NORTH: F71 | NORTH: OPEN SPACE GENERAL |
| SOUTH: BUSINESS PARK | SOUTH: BP  | SOUTH: LIGHT INDUSTRIAL   |
| EAST: FLOOD CONTROL  | EAST: F71  | EAST: OPEN SPACE GENERAL  |
| WEST: BUSINESS PARK  | WEST: BP   | WEST: LIGHT INDUSTRIAL    |
5. THOMAS BROTHERS QUAD: RIVERSIDE COUNTY, PAGE 743, GRID E3 AND F3
  6. THIS PROJECT IS WITHIN THE CORONA-NORCO UNIFIED SCHOOL DISTRICT.
  7. THE PROJECT IS PART OF THE SANTA ANA RIVER WATER SHED.
  8. EXISTING POWERPOLES ALONG THIRD STREET ARE TO BE UNDERGROUND.
  9. 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:

- AN EASEMENT FOR PIPELINES, TELEPHONE, TELEGRAPH LINES, ELECTRIC POWER LINES AND INCIDENTAL PURPOSES, IN FAVOR OF HERBERT BUCKLEY PHARO, ET AL, RECORDED FEBRUARY 27, 1911 IN BOOK 320 OF DEEDS, PAGE 389 (BLANKET IN NATURE).
- AN EASEMENT FOR ROAD, PIPELINES, TAND RIGHT INCIDENTAL IN FAVOR OF E.J. GENEHEUX AND ETHEL I. GENEHEUX, RECORDED OCTOBER 8, 1915, IN BOOK 406, PAGE 385, OF DEEDS (BLANKET IN NATURE).
- AN EASEMENT FOR ELECTRIC AND TELEPHONE LINES, AND INCIDENTAL PURPOSES, RECORDED DECEMBER 2, 1960 AS INSTRUMENT NO. 102469 OF OFFICIAL RECORDS (NEED DOC TO PLOT).
- 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, 1981 AS INSTRUMENT NO. 10402 OF OFFICIAL RECORDS (PLOTTED HEREON).
- A RIGHT OF WAY RESERVED TO THE SOUTH RIVERSIDE LAND AND WATER COMPANY, ITS SUCCESSORS OR ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER PIPES, OTHER PLUMES AND CONDUITS, FOR ALL PURPOSES OF IRRIGATION AND DOMESTIC USE, (BLANKET IN NATURE).
- AN EASEMENT FOR STREET AND HIGHWAY PURPOSES FOR THE CONSTRUCTION AND IMPROVEMENTS OF QUARRY STREET IN FAVOR OF THE CITY OF CORONA, A MUNICIPAL CORPORATION, PER JOINT USE AGREEMENT RECORDED FEBRUARY 14, 1988 AS INSTRUMENT NO. 44343 OF OFFICIAL RECORDS (PLOTTED HEREON).
- AN EASEMENT FOR HIGHWAY ACCESS, ACCESS, RIGHT OF WAY, AND INCIDENTAL PURPOSES IN FAVOR OF SANTA ANA WATERSHED PROJECT AUTHORITY, RECORDED JUNE 3, 2004 AS INSTRUMENT NO. 2004-424182 OF OFFICIAL RECORDS (NOT LOCATABLE BY RECORD).
- AN IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY, IN FAVOR OF THE CITY OF CORONA, RECORDED DECEMBER 23, 2005 AS INSTRUMENT NO. 2005-1081872 OF OFFICIAL RECORDS AND RECORDED MARCH 15, 2006 AS INSTRUMENT NO. 2006-185078 OF OFFICIAL RECORDS (PLOTTED HEREON).
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED APRIL 20, 2006 AS INSTRUMENT NO. 2006-284480 OF OFFICIAL RECORDS (PLOTTED HEREON).
- 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. 2006-388072 OF OFFICIAL RECORDS (PLOTTED HEREON).
- RELINQUISHMENT OF RIGHTS OF INGRESS OR EGRESS TO THE STATE OF CALIFORNIA ADJACENT TO THE FREEWAY, RECORDED APRIL 10, 2014 AS INSTRUMENT NO. 2014-150721 OF OFFICIAL RECORDS (PLOTTED HEREON).
- 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. 2014-317828 OF OFFICIAL RECORDS (PLOTTED HEREON).
- AN EASEMENT FOR STORM DRAIN AND INCIDENTAL RIGHTS IN FAVOR OF THE CITY OF CORONA RECORDED AUGUST 2, 2006 AS INSTRUMENT NO. 2006-045868 OF OFFICIAL RECORDS (PLOTTED HEREON) TO BE QUOTED BY MAP OR SEPARATE NOT.
- A PROPOSED EASEMENT FOR PUBLIC UTILITY AND EMERGENCY INGRESS/EGRESS (PLOTTED HEREON).
- A PROPOSED EASEMENT FOR PUBLIC WATERLINE PURPOSES (PLOTTED HEREON).

# ASSESSOR PARCEL NUMBER(S):

115-080-002, 115-080-004, 115-080-005, 115-080-006, 115-080-007, 115-080-008, 115-080-009

# OWNER/DEVELOPER:

STOKUM PROPERTIES  
 17071 CORONA AVE, SUITE 125  
 IRVINE, CA 92614  
 (714) 444-4808  
 ATTN: JACK THOMSON

# ENGINEER:

KPC ENGINEERS  
 1800 COMPTON AVENUE, STE 100  
 CORONA, CA 92881-3370  
 (951) 234-8180  
 ATTN: THOMAS CASELLING, L.S. PE

# LEGAL DESCRIPTION:

LOT 1, LOTS A, B, C AND D AS DESCRIBED PER DOCUMENT NO. 2015-030405 RECORDED IN THE 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 21, 2005 IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



# LETTERED LOT:

LOT	AREA	TYPE	DESIGNATION
21	0.25 AC	STREET	CITY OF CORONA
31	0.36 AC	STREET	CITY OF CORONA
41	0.11 AC	MDA	MDA
51	0.19 AC	ALLEY	CITY OF CORONA

# MAGNIFIED PARCELS:

PARCEL	AREA
1	2.48 AC
2	4.69 AC



# UTILITY NOTES:

WATER: CITY OF CORONA  
 400 S. VENTURA AVENUE  
 CORONA, CA 92881  
 (951) 238-2263

SEWER: CITY OF CORONA  
 400 S. VENTURA AVENUE  
 CORONA, CA 92881  
 (951) 238-2263

POWER: SOUTHERN CALIFORNIA EDISON CO.  
 1351 E. FRANKLIN  
 CHATWELL, CA 91761  
 (909) 830-8529

DSL: SOUTHERN CALIFORNIA GAS CO.  
 1400 WEST 10TH  
 IRVINE, CA 92614  
 (800) 437-2300

PHONE: AT&T  
 3001 ADAMS AVENUE  
 RIVERSIDE, CA 92504  
 (951) 344-1188

CABLE: COMCAST CABLE  
 1381 COMMERCE ST.  
 CORONA, CA 92880  
 (951) 348-7977

