Exhibit "A"

PARCEL MAP NO. 37412

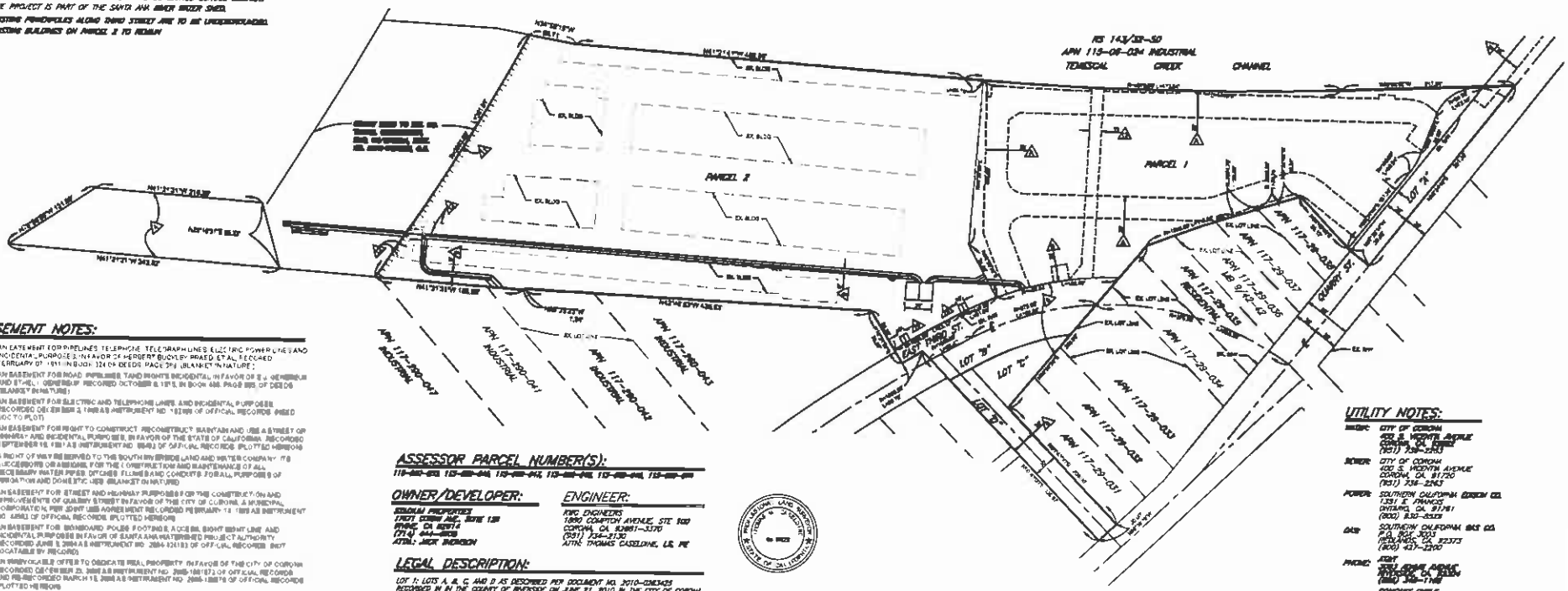
IN THE CITY OF CORONA, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA
JANUARY 2018

GENERAL NOTES:

1. PREPARED: JANUARY 2018
2. GROSS ACREAGE: 8.38 ACRES, NET ACREAGE: 7.18 ACRES (PARCEL 1/2)
3. GENERAL PLAN DESIGNATION: LIGHT INDUSTRIAL (LI)
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: IP	NORTH: OPEN SPACE-FLOOD CONTROL
SOUTH: BUSINESS PARK	SOUTH: IP	SOUTH: LIGHT INDUSTRIAL
EAST: FLOOD CONTROL	EAST: OPS	EAST: OPEN SPACE-FLOOD CONTROL
WEST: BUSINESS PARK	WEST: IP	WEST: LIGHT INDUSTRIAL

5. THOMAS BROTHERS GUIDE: RIVERSIDE COUNTY, PAGE 743, GRID E5 AND F5
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 PRIMEPOLES ALONG THIRD STREET ARE TO BE UNDERGROUNDED.
9. EXISTING BUILDINGS ON PARCEL 2 TO REMAIN



EASEMENT NOTES:

- AN EASEMENT FOR PIPELINES, TELEPHONE, TELEGRAPH LINES, ELECTRIC POWER LINES AND INCIDENTAL PURPOSES IN FAVOR OF HERBERT BUCKLEY, PRAED ET AL, RECORDED FEBRUARY 07, 1911 IN BOOK 324 OF DEEDS, PAGE 291 (BLANKET IN NATURE)
- AN EASEMENT FOR ROAD PURPOSES AND RIGHTS INCIDENTAL IN FAVOR OF E.J. HEISERMAN AND ETHEL I. GRIMES, RECORDED OCTOBER 6, 1913, IN BOOK 466, PAGE 555, OF DEEDS (BLANKET IN NATURE)
- AN EASEMENT FOR ELECTRIC AND TELEPHONE LINES, AND INCIDENTAL PURPOSES, RECORDED DECEMBER 3, 1969 AS INSTRUMENT NO. 131195 OF OFFICIAL RECORDS (FIXED OOC 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 18, 1981 AS INSTRUMENT NO. 181463 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, DITCHES, FLUMES 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, 1989 AS INSTRUMENT NO. 43862 OF OFFICIAL RECORDS (PLOTTED HEREON)
- AN EASEMENT FOR BIKEWAY, POLES, FOOTING & ACCESS, RIGHT OF WAY LINE AND INCIDENTAL PURPOSES IN FAVOR OF SANTA ANA WATERSHED PROJECT AUTHORITY RECORDED JUNE 3, 2004 AS INSTRUMENT NO. 2004-324183 OF OFFICIAL RECORDS (NOT LOCATABLE BY RECORD)
- AN IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY IN FAVOR OF THE CITY OF CORONA RECORDED DECEMBER 29, 2006 AS INSTRUMENT NO. 2006-1061873 OF OFFICIAL RECORDS AND RE-RECORDED MARCH 16, 2006 AS INSTRUMENT NO. 2006-188175 OF OFFICIAL RECORDS (PLOTTED HEREON)
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED APRIL 29, 2008 AS INSTRUMENT NO. 2008-204400 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, 2013 AS INSTRUMENT NO. 2013-239872 OF OFFICIAL RECORDS (PLOTTED HEREON)
- RELINQUISHMENT OF RIGHTS OF ACCESS ON EXPRESS TO THE STATE OF CALIFORNIA ADJACENT TO THE FREEWAY, RECORDED APRIL 16, 2014 AS INSTRUMENT NO. 2014-137321 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, RECORD AUGUST 21, 2014 AS INSTRUMENT NO. 2014-317155 OF OFFICIAL RECORDS (PLOTTED HEREON)
- AN EASEMENT FOR STORM DRAIN AND INCIDENTAL RIGHTS IN FAVOR OF THE CITY OF CORONA, RECORDED AUGUST 2, 2016 AS INSTRUMENT NO. 2016-356906 OF OFFICIAL RECORDS (PLOTTED HEREON TO THE QUITCLAIM PARCEL BY MAP OR SEPERATE INST.)
- 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):

119-060-033, 119-060-034, 119-060-035, 119-060-036, 119-060-037, 119-060-038

OWNER/DEVELOPER:

SOLOMA PROPERTIES
17011 BEACH BLVD, SUITE 139
HUNTINGTON BEACH, CA 92647
(714) 844-8000
ATTN: JACK JACKSON

ENGINEER:

KWC ENGINEERS
10690 COMPTON AVENUE, STE 100
CORONA, CA 92881-3370
(951) 734-2130
ATTN: THOMAS CASELLONE, LS, PE

LEGAL DESCRIPTION:

LOT 1: LOTS A, B, C AND D AS DESCRIBED PER DOCUMENT NO. 2010-0262425 RECORDED IN 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 22, 2005 IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

UTILITY NOTES:

WATER:	CITY OF CORONA 400 S. VICENTIA AVENUE CORONA, CA. 92882 (951) 736-2293
SEWER:	CITY OF CORONA 400 S. VICENTIA AVENUE CORONA, CA. 91720 (951) 736-2263
POWER:	SOUTHERN CALIFORNIA EDISON CO. 1351 E. FRANCIS ONTARIO, CA. 91761 (800) 655-4555
GAS:	SOUTHERN CALIFORNIA GAS CO. P.O. BOX 3003 REDLANDS, CA. 92373 (800) 427-2200
PHONE:	AT&T 2001 ORANGE AVENUE RIVERSIDE, CA. 92506 (800) 310-1148
CABLE:	COMCAST CABLE 1381 COMMERCE ST. CORONA, CA. 92880 (951) 340-3177

VARIOUS LOT

LOT	AREA	TYPE	DEDICATION
"A"	0.25 AC	STREET	CITY OF CORONA
"B"	0.38 AC	STREET	CITY OF CORONA
"C"	0.11 AC	HOA	HOA
"D"	0.18 AC	ALLEY	CITY OF CORONA

NUMBERED PARCELS

PARCEL	AREA
1	2.48 AC
2	4.69 AC

SCALE IN FEET

KWC ENGINEERS