

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 3 OF [PARCEL MAP NO. 36250](#), AS SHOWN BY PARCEL MAP ON FILE IN [BOOK 232, PAGES 57 AND 58](#), INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

[APN: 113-420-009-2](#)

CHANGE OF ZONE MAP

LEGAL DESCRIPTION: PARCEL 1 OF PARCEL MAP 37357

EASEMENT NOTES:

1. A RIGHT OF WAY RESERVED TO THE SOUTH RIVERSIDE LAND AND WATER COMPANY, AND ITS ASSIGNS FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER PIPES AND DITCHES, FLUMES AND CONDUITS FOR ALL PURPOSES OF IRRIGATION AND DOMESTIC USE IN A DOCUMENT RECORDED DECEMBER 24, 1965 IN BOOK 28, PAGE 385 PF DEEDS. (NOT PLOTTABLE BY RECORD)
2. AN EASEMENT FOR LANDSCAPING AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF CORONA, AS DEDICATED PER PARCEL MAP NO. 30425, ON FILE IN BOOK 202, PAGE 75 AND 76 OF PARCEL MAPS.
3. AN EASEMENT FOR DITCHES, AND A RIGHT TO LAY AND MAINTAIN WATER PIPES OVER AND ACROSS THE HEREIN AND INCIDENTAL PURPOSES, IN FAVOR OF ORANGE HEIGHTS WATER COMPANY, RECORDED FEBRUARY 1, 1910 IN BOOK 293 OF DEEDS, PAGE 392. (NOT PLOTTABLE PER RECORD)
4. AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED OCTOBER 6, 1968 AS INSTRUMENT NO. 58-290255 OF OFFICIAL RECORDS. (RESERVED HEREON)
5. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED NOVEMBER 30, 2005 AS INSTRUMENT NO. 05-988939 OF OFFICIAL RECORDS. (RESERVED HEREON)
6. AN EASEMENT FOR PARKING AND INGRESS/EGRESS PURPOSES IN FAVOR OF PARCEL 2 OF PARCEL MAP NO. 36250, FILED IN BOOK 232, PAGES 57 AND 58 OF PARCEL MAPS, RECORDED MAY 13, 2011 AS INSTRUMENT NO. 2011-021243 OF OFFICIAL RECORDS.

MONUMENT DESCRIPTION:

- M1 2" BRASS CAP IN WELL, TAG ILLER, CL INTERSECTION, WELL CAN FLUSH WITH SURFACE.
- M2 1" IRON PIPE, TAG ILLER, FLUSH, CL INTERSECTION.
- M3 1" IRON PIPE, TAGGED L.S. 4311, FLUSH.
- M4 1" IRON PIPE, TAGGED L.S. 4311, FLUSH.
- M5 1-1/2" IRON PIPE WITH PLASTIC PLUG, ILLER, DN. 0.2" HELD FOR LINE, S08°05'11"W 0.25' FROM CORNER.
- M6 NAIL AND TAG IN TOP OF PLASTER, TAGGED L.S. 5921, N27°45'16"W 0.14' FROM CORNER.
- M7 1" IRON PIPE, TAGGED L.S. 5921, DN. 0.3" CL INTERSECTION.
- M8 1" IRON PIPE, TAGGED L.S. 5921, FLUSH.
- M9 1" IRON PIPE, TAGGED L.S. 5921, CL INTERSECTION OF OTHELLO LANE WITH EAST LINE LOT 301, M.B. 2/2.
- M10 1-1/2" IRON PIPE, TAGGED L.S. 5921, CL INTERSECTION OF OTHELLO LANE WITH EAST LINE OF TRACT 24272-4.
- M11 1" IRON PIPE, TAGGED L.S. 5921, FLUSH, CL INTERSECTION.
- M12 1" IRON PIPE, WITH PLASTIC PLUG STAMPED L.S. 6937, DN. 0.2".
- M13 3/4" IRON PIPE, TAGGED R.C.E. 19640, FLUSH.

PARCEL 1
26,474 S.F.
0.608 AC

PARCEL 2
268,438 S.F.
6.185 AC

PARCEL 3
PARCEL MAP NO. 36250
P.M.B. 232/57-58

EXISTING ZONING IS A (AGRICULTURE)

PROPOSED ZONING IS R1-9.6

DETAIL "A"

SEE BELOW

OTHELLO LANE

DETAIL "A"

SCALE: 1"=40'

SURVEYOR'S NOTES:

- () DENOTES RECORD DATA FROM PARCEL MAP NO. 36250, FILED IN BOOK 232 OF PARCEL MAPS, PAGES 57 AND 58.
- INDICATES MONUMENT SET PER PARCEL MAP NO. 26250, FILED IN BOOK 232 OF PARCEL MAPS, PAGES 57 AND 58. 1-1/2" IRON PIPE, TAGGED R.C.E. 26928.
- INDICATES MONUMENT FOUND PER PARCEL MAP NO. 26250, FILED IN BOOK 232 OF PARCEL MAPS, PAGES 57 AND 58.

THIS MAP CONSISTS OF 2 PARCELS.

MONTROYA DRIVE

6

TRACT NO. 29356-1
M.B. 313/45-48

4

BUENA VISTA AVENUE

1

SAINT CROSS LANE

10

34'

34'

M4



BASIS OF BEARINGS:

THE BASIS OF BEARINGS SHOWN ON THIS MAP IS THE CENTERLINE OF OTHELLO AVENUE, PER PARCEL MAP NO. 36250, FILED IN BOOK 232 OF PARCEL MAPS AT PAGES 57 AND 58.
BEING NORTH 81°55'22" WEST

TRACT NO. 24272-4
M.B. 253/27-29

