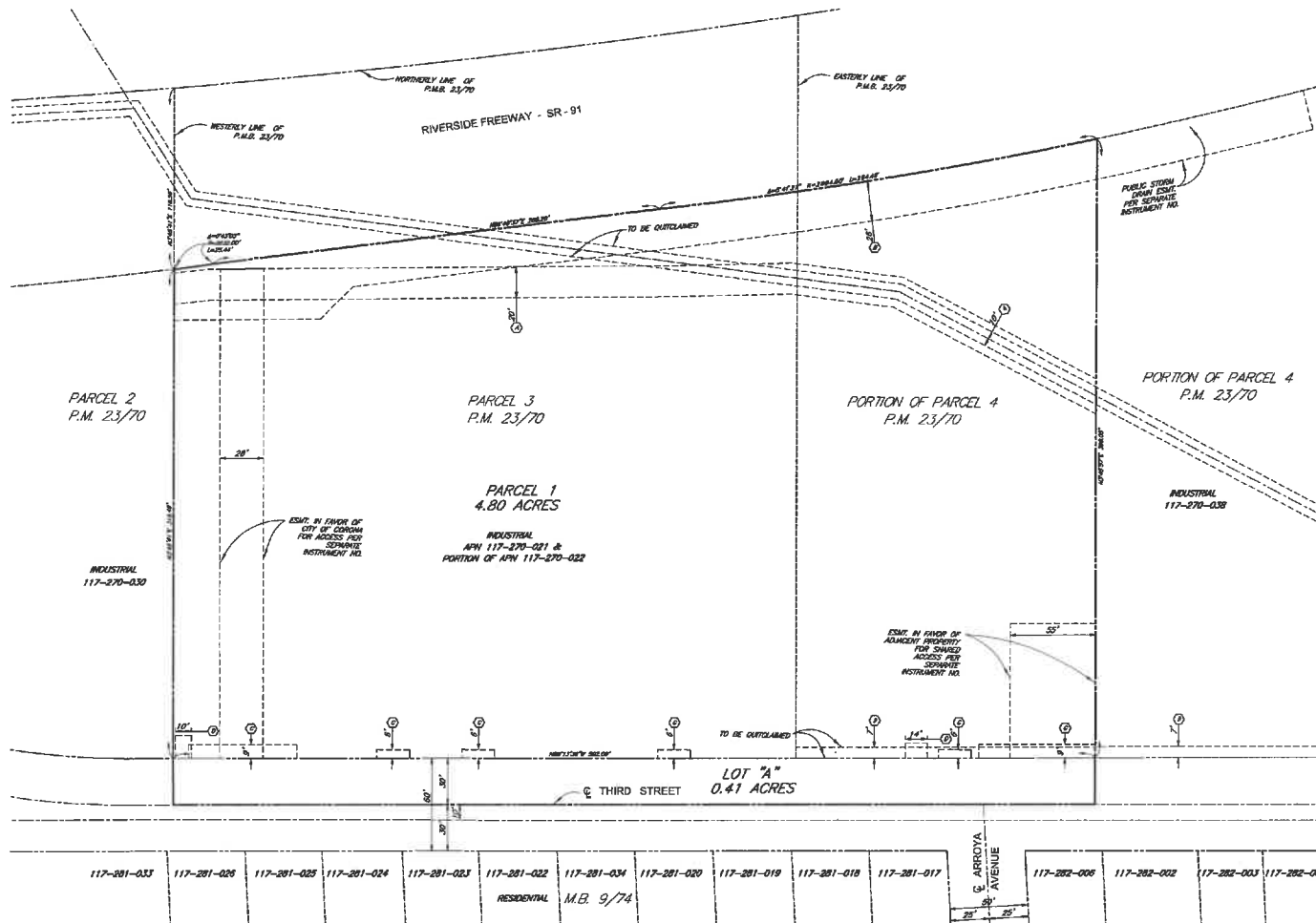


# PARCEL MAP NO. 37746 IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, NOVEMBER 2019



## GENERAL NOTES:

1. PREPARED: MAY 2019
2. GROSS ACREAGE: 5.11 ACRES  
NET ACREAGE: 4.80 ACRES
3. GENERAL PLAN DESIGNATION: LIGHT INDUSTRIAL (L1)
4. LAND USE AND ZONING: NOT WITHIN A SPECIFIC PLAN  
EXISTING USE: LIGHT INDUSTRIAL  
PROPOSED USE: LIGHT INDUSTRIAL  
EXISTING ZONING: M1D1  
PROPOSED ZONING: LIGHT INDUSTRIAL  
ADJACENT LAND USE, ZONING AND GENERAL PLAN DESIGNATION:  

ADJACENT LAND USE	ZONING	GENERAL PLAN DESIGNATION
NORTH INDUSTRIAL	NORTH L1	NORTH CORONA INDUSTRIAL
SOUTH INDUSTRIAL	SOUTH L1	SOUTH CORONA INDUSTRIAL
EAST INDUSTRIAL	EAST L1	EAST CORONA INDUSTRIAL
WEST INDUSTRIAL	WEST L1	WEST CORONA INDUSTRIAL
5. THOMAS BROTHERS GUIDE: RIVERSIDE COUNTY, PAGE 743, GRID E5
6. SOURCE OF TOPOGRAPHY: AERIAL SURVEY BY INLAND AERIAL SURVEY INC., DATED 12/20/2018
7. THIS PROJECT IS WITHIN THE CORONA-WOOD UNIFIED SCHOOL DISTRICT.
8. THE PROJECT IS PART OF THE SAVANNAH AREA INVESTMENT.

## OWNER/DEVELOPER:

888 REALTY PARTNERS, LLC  
1300 BROAD STREET, SUITE 200  
CORONA, CA 92603  
(714) 852-8847  
ATTN: MICHAEL WOODMAN

## ENGINEER:

WINE ENGINEERS  
1600 COMPTON AVENUE, STE 100  
CORONA, CA 92603-1370  
(951) 734-2130  
ATTN: FRANK CASALINO, PE

## ASSESSOR'S PARCEL NUMBERS

117-270-021 & A PORTION OF 117-270-022

## STREET FRONTAGE LENGTH

3RD STREET = 520 LF

## LEGAL DESCRIPTION:

THOSE PORTIONS OF PARCELS 3 AND 4 OF PARCEL MAP RECORDED APRIL 13, 1976, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 24, PAGE 70 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

## BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE MERIDIAN BEARING OF 3RD STREET, AS SHOWN ON A RECORD OF SURVEY ON FILE IN BOOK 141, PAGES 35 THROUGH 38, INCLUSIVE OF RECORD OF SURVEY, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

## BENCHMARK:

REACH MARK NO. C-112 ELEVATION 822.00 MSL, NIPROD DENTON ROAD IS A 3-1/2" BURNED IRON SQUARE 1-1/2" SET IN THE TOP OF CURB LOCATED 1' WEST OF THE SOUTHWEST CORNER BEARING OF THE INTERSECTION OF MAIN AVENUE AND 3RD STREET, ELEVATION = 822.00 (ADJUSTED TO MSL BY 1')

## EASEMENT NOTES:

PROPERTY EASEMENTS ARE SHOWN FROM AN OWNER-SUPPLIED "TIE REPORT" ISSUED BY A "TIE REPORT" ENGINEER. EASEMENTS ARE INDICATED BY "E" "ALL WITHIN THE "EXISTENT" RECORD OF THE TIE REPORT.

1. AN EASEMENT FOR RIGHT OF WAY FOR RECREATION AND DOMESTIC WATER, SEWER, GAS, CABLE, AND UTILITY PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA GAS AND WATER COMPANY, NOW NESTED IN THE CITY OF CORONA, RECORDED DECEMBER 28, 1985 IN BOOK 646, PAGE 507 OF RECORDS, (PLATTED HEREON, TO BE EXCLUDED)
2. AN EASEMENT FOR SEWER LINE PURPOSES, IN FAVOR OF THE CITY OF CORONA, RECORDED SEPTEMBER 2, 1985 IN BOOK 646, PAGE 507 OF RECORDS, (PLATTED HEREON, TO BE EXCLUDED)
3. AN EASEMENT FOR SEWER LINE PURPOSES, IN FAVOR OF THE CITY OF CORONA, AS SHOWN ON PARCEL MAP RECORDED IN PLATS 324, PAGE 70, (PLATTED HEREON, TO BE EXCLUDED)
4. AN IRREVOCABLE OFFER TO DISCHARGE AN EASEMENT FOR RECREATION AND DOMESTIC WATER, SEWER, GAS, CABLE, AND UTILITY PURPOSES, IN FAVOR OF THE CITY OF CORONA, RECORDED FEBRUARY 10, 1987 AS INSTRUMENT NO. 045277, O.R. (PLATTED HEREON, TO BE EXCLUDED)
5. PROPOSED EASEMENT FOR PUBLIC SEWER AND INCIDENTAL PURPOSES.
6. PROPOSED EASEMENT FOR PUBLIC STORM DRAIN AND INCIDENTAL PURPOSES.
7. PROPOSED EASEMENT FOR PUBLIC SEWER, SEWER, AND INCIDENTAL PURPOSES.
8. PROPOSED EASEMENT FOR PUBLIC WATER AND INCIDENTAL PURPOSES.

## UTILITY NOTES:

WATER: CITY OF CORONA  
600 S. MAIN AVENUE  
CORONA, CA 92603  
(951) 238-2000

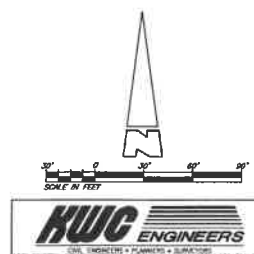
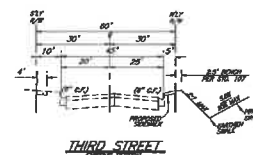
SEWER: CITY OF CORONA  
600 S. MAIN AVENUE  
CORONA, CA 92603  
(951) 238-2000

POWER: SOUTHERN CALIFORNIA GAS CO.  
1333 N. MAIN AVENUE  
CORONA, CA 92603  
(951) 238-2000

GAS: SOUTHERN CALIFORNIA GAS CO.  
1333 N. MAIN AVENUE  
CORONA, CA 92603  
(951) 238-2000

PHONE: 3000 ADAMS AVENUE  
CORONA, CA 92604  
(951) 238-2000

CABLE: COMCAST CABLE  
1501 COMCAST ST.  
CORONA, CA 92603  
(951) 238-2000



# EXHIBIT 2