

PARCEL MAP 37763

FOR COMMERCIAL CONDOMINIUM PURPOSES
IN THE CITY OF CORONA, COUNTY OF RIVERSIDE
BEING A DIVISION OF A PORTION OF PARCEL 3 OF PARCEL MAP NO. 24150, AS SHOWN
BY MAP ON FILE IN BOOK 158 OF PARCEL MAPS, PAGE 099
2410 WARDLOW ROAD

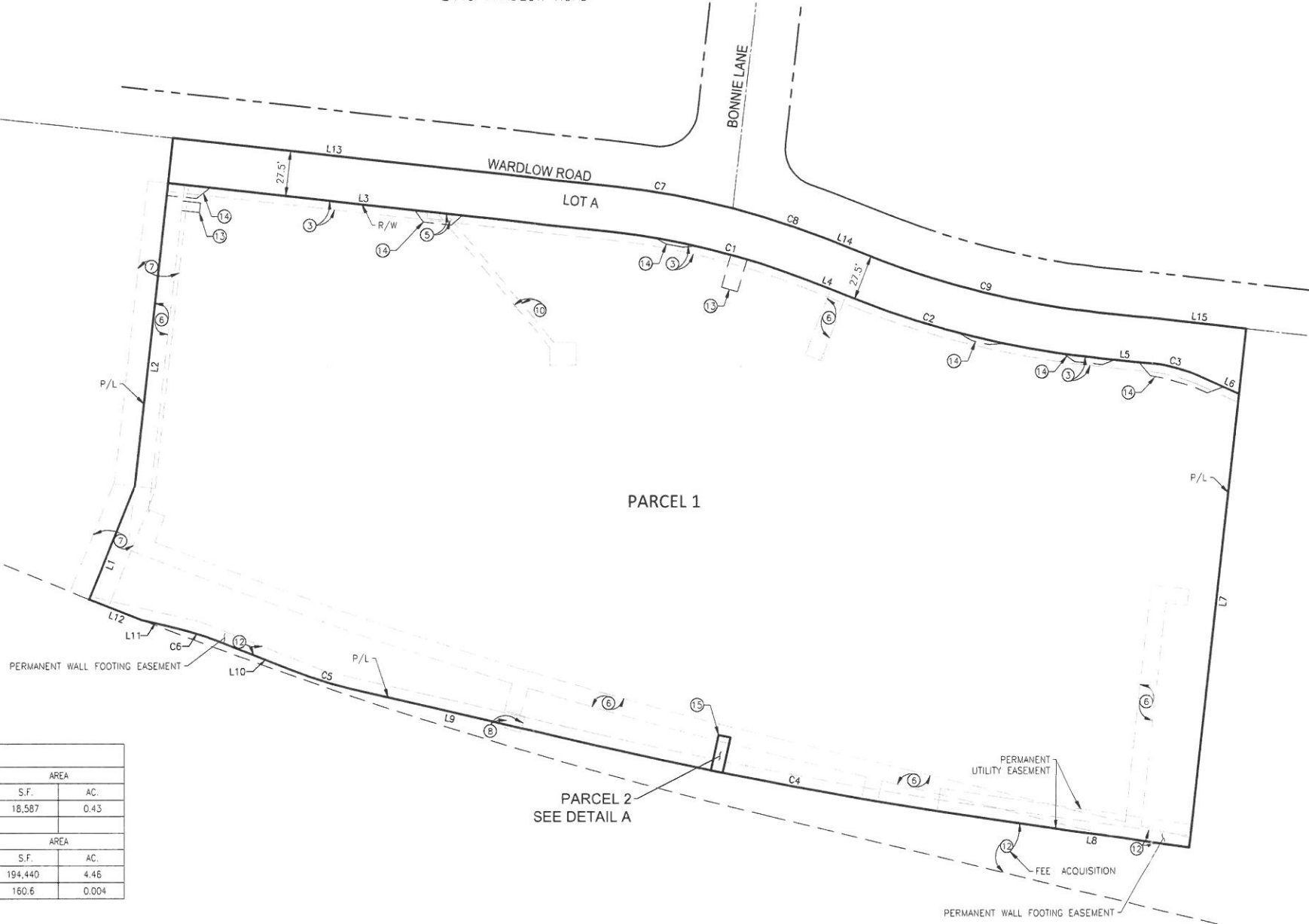
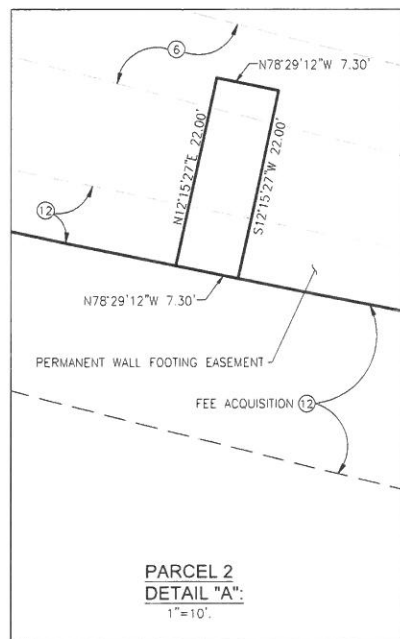
LINE DATA		
LINE #	BEARING	DISTANCE
L1	N21°50'28"E	74.11'
L2	N06°18'15"E	185.00'
L3	S83°41'45"E	271.36'
L4	S68°40'11"E	37.04'
L5	S83°41'45"E	42.67'
L6	S66°00'27"E	25.96'
L7	S06°18'15"W	277.12'
L8	N81°50'07"W	117.49'
L9	N76°57'59"W	150.62'
L10	N68°28'28"W	45.26'
L11	N76°57'59"W	16.91'
L12	N68°29'12"W	34.32'
L13	N83°41'45"W	636.27'
L14	S68°40'11"E	37.04'
L15	S83°41'45"E	134.06'

CURVE DATA			
CURVE #	RADIUS	LENGTH	DELTA
C1	472.50'	123.92'	15°01'34"
C2	527.50'	138.34'	15°01'34"
C3	94.50'	29.17'	17°41'18"
C4	2966.00'	252.05'	4°52'08"
C5	250.00'	37.05'	8°29'31"
C6	235.00'	34.83'	8°29'31"
C7	500.00'	72.89'	8°21'11"
C8	500.00'	58.23'	6°40'23"
C9	500.00'	131.13'	15°01'34"

PARCEL SUMMARY		
LETTERED LOT	AREA	
	S.F.	AC.
A	18,587	0.43
NO. LOT	AREA	
	S.F.	AC.
1	194,440	4.46
2	160.6	0.004

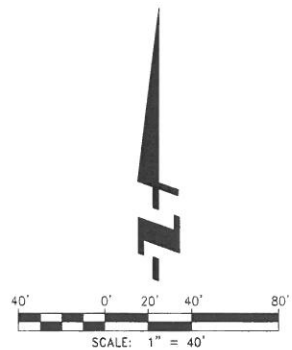
EASEMENT NOTES:

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON MAP/PLAT: TRACT NO. 19150-1 RECORDING NO: BOOK 166, PAGES 22 THROUGH 26, INCLUSIVE OF MAPS PURPOSE: LANDSCAPING AND PUBLIC UTILITIES.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION PURPOSE: PUBLIC UTILITIES RECORDING DATE: JULY 30, 1987 RECORDING NO: 219732 OF OFFICIAL RECORDS.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON MAP/PLAT: PARCEL MAP NO. 24150 RECORDING NO: BOOK 158, PAGES 99 THROUGH 101, INCLUSIVE OF MAPS PURPOSE: WATERLINE.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON MAP/PLAT: PARCEL MAP NO. 24150 RECORDING NO: BOOK 158, PAGES 99 THROUGH 101, INCLUSIVE OF PARCEL MAPS PURPOSE: MUTUAL ACCESS.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: DECLARATION OF MUTUAL AND RECIPROCAL EASEMENT RIGHTS AND MAINTENANCE OBLIGATIONS EXECUTED BY: SANTA FE PACIFIC REALTY, A DELAWARE CORPORATION RECORDING DATE: NOVEMBER 13, 1989 RECORDING NO: 394910 OF OFFICIAL RECORDS. AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF THE SAID DOCUMENT, AS THEREIN PROVIDED RECORDING DATE: MARCH 16, 1990 RECORDING NO: 96773 OF OFFICIAL RECORDS AND RECORDING DATE: MAY 25, 1990 AND RECORDING NO: 193203 OF OFFICIAL RECORDS.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION PURPOSE: PUBLIC UTILITIES RECORDING DATE: MARCH 22, 1990 RECORDING NO: 103799 OF OFFICIAL RECORDS.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY AN INSTRUMENT, ENTITLED: FINAL ORDER OF CONDEMNATION COURT: SUPERIOR CASE NO.: RIC 1311384 IN FAVOR OF: RIVERSIDE COUNTY TRANSPORTATION COMMISSION PURPOSE: WALL FOOTINGS AND UTILITY RECORDING DATE: JULY 10, 2015 RECORDING NO: 2015-0300882 OF OFFICIAL RECORDS.
- PROPOSED UTILITY EASEMENT
- PROPOSED SIDEWALK EASEMENT
- PROPOSED BLANKET EASEMENT TO BE PROVIDED IN CC&R'S FOR ACCESS TO PARCEL 2



LEGEND

- RIGHT-OF-WAY / PROPERTY LINE
- CENTERLINE
- EASEMENT (EXISTING)
- EASEMENT (PROPOSED)



STEVEN L. ELLUS
R.C.E. No. 47255 expires 12/31/21



DATE	BY	MARK	REVISIONS	APPR.	DATE
DESIGNED BY:	LAF		DRAWN BY:	LAF	CHECKED BY:

CITY OF CORONA

APPROVED _____ 20 ____
BY: _____

CITY OF CORONA, COUNTY OF RIVERSIDE STATE OF CALIFORNIA
PARCEL MAP No. 37763 CORONA

EXHIBIT 2

PREPARED FOR: THE PRES COMPANIES

SHEET 1 OF 2

BASIS OF BEARINGS:

THE BEARING OF N 06°18'15" E ALONG THE CENTERLINE OF BONNIE LANE PER PARCEL MAP 24150, BOOK 158, PAGES 99, 100 AND 101 IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

LEGAL DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:

PARCEL 3 OF PARCEL MAP 24150, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 158, PAGES 99, 100 AND 101, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL RIGHT, TITLE AND INTEREST IN AND TO ALL WATER RIGHTS, COAL, OIL, GAS AND OTHER HYDROCARBONS, GEOTHERMAL RESOURCES, PRECIOUS METALS ORES, BASE METALS ORES, INDUSTRIAL GRADE SILICATES AND CARBONATES, FISSIONABLE MINERALS OF EVERY KIND AND CHARACTER, METALLIC OR OTHERWISE, WHETHER OR NOT PRESENTLY KNOWN TO SCIENCE OR INDUSTRY, NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED UPON, WITHIN OR UNDERLYING THE SURFACE OF SAID LAND REGARDLESS OF THE DEPTH BELOW THE SURFACE AT WHICH ANY SUCH SUBSTANCES MAY BE FOUND; HOWEVER, GRANTOR OR ITS SUCCESSORS AND ASSIGNS, SHALL NOT HAVE THE RIGHT FOR ANY PURPOSE WHATSOEVER TO ENTER UPON, INTO OR THROUGH THE SURFACE OF THE FIRST 500 FEET OF THE SUBSURFACE OF THE PROPERTY IN CONNECTION THEREWITH, AS SET FORTH IN DOCUMENTS RECORDED JULY 16, 2002 AS INSTRUMENT NO. 2002-388855 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION CONDEMNED TO RIVERSIDE COUNTY TRANSPORTATION COMMISSION BY FINAL ORDER OF CONDEMNATION RECORDED JULY 10, 2015 AS INSTRUMENT NO. 2015-0300882 OF OFFICIAL RECORDS.

PARCEL B:

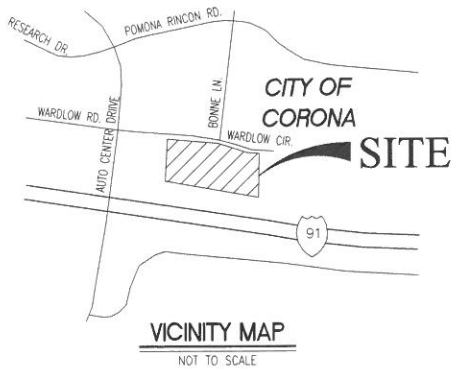
THE IRREVOCABLE, NONEXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND FOR DRAINAGE OVER AND ACROSS PARCEL 2 OF PARCEL MAP 24150 RECORDED IN BOOK 158, PAGES 99 THROUGH 101, INCLUSIVE OF PARCEL MAPS, UPON THE EASEMENT AREAS, SET FORTH IN THAT CERTAIN DECLARATION OF MUTUAL AND RECIPROCAL EASEMENT RIGHTS AND MAINTENANCE OBLIGATIONS RECORDED NOVEMBER 13, 1989 AS INSTRUMENT NO. 394911 OF OFFICIAL RECORDS AND AS MODIFIED BY THAT CERTAIN FIRST AMENDMENT TO DECLARATION OF MUTUAL RECIPROCAL EASEMENT RIGHTS AND MAINTENANCE OBLIGATIONS RECORDED MARCH 16, 1990 AS INSTRUMENT NO. 96773 OF OFFICIAL RECORDS, AND AS FURTHER MODIFIED BY THAT CERTAIN SECOND AMENDMENT TO DECLARATION OF MUTUAL AND RECIPROCAL EASEMENT RIGHTS AND MAINTENANCE OBLIGATIONS RECORDED MAY 25, 1990 AS INSTRUMENT NO. 193203, OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBER: 102-420-063-0

PARCEL MAP 37763

FOR COMMERCIAL CONDOMINIUM PURPOSES

IN THE CITY OF CORONA, COUNTY OF RIVERSIDE
BEING A DIVISION OF A PORTION OF PARCEL 3 OF PARCEL MAP NO. 24150, AS SHOWN
BY MAP ON FILE IN BOOK 158 OF PARCEL MAPS, PAGE 099
2410 WARDLOW ROAD



GENERAL NOTES:

- ASSESSOR PARCEL NO.: 102-420-063-0
- CURRENT ZONING: ICDD CORONA WESTGATE SP 87-1
- CURRENT GENERAL PLAN LAND USE: GENERAL COMMERCIAL
- PROPOSED ZONING: ICDD OF CORONA WESTGATE SP 87-1
- SURROUNDING ZONING: CORONA WESTGATE SP 87-1
- NORTH - ICDD OF SP87-1
- SOUTH - STATE ROUTE 91
- EAST - ICDD OF SP87-1
- WEST - ICDD OF SP87-1
- ACREAGE BEING DIVIDED: 4.47 ACRES /194,600.6 SF
- NO AREAS OF THIS PROJECT ARE SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD.
- TOTAL PARCELS: 2
- PARCEL 1
GROSS SQUARE FOOTAGE: 194,440 SF
- PARCEL 2
GROSS SQUARE FOOTAGE: 160.6 SF
- ADJACENT LAND USE: COMMERCIAL & OFFICE
- EXISTING LAND USE:
- PARCEL 1: COMMERCIAL RETAIL
- PROPOSED LAND USE:
- PARCEL 1: COMMERCIAL RETAIL
- THOMAS BROS. MAP BOOK PAGE: 742, GRID G-4
- SITE IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGICAL HAZARDS OR WITHIN A SPECIAL STUDIES ZONE
- SOURCE OF TOPOGRAPHY: GIS, CONTOUR INTERVAL= 1 FT.

UTILITY PURVEYORS:

WATER & SEWER SERVICES
CITY OF CORONA
951-736-2234

DISPOSAL SERVICES
WASTE MANAGEMENT
800.423.9986

GAS SERVICES
SOUTHERN CALIFORNIA GAS COMPANY
800.423-1391

ELECTRIC SERVICES
SOUTHERN CALIFORNIA EDISON
714-514-5654

MAP PREPARER:

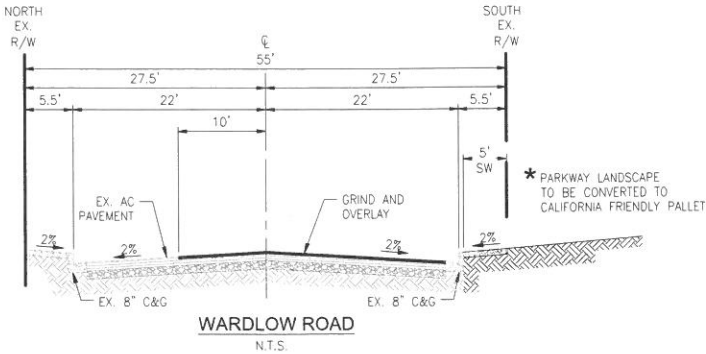
FUSCOE ENGINEERING INC.
2850 INLAND EMPIRE BLVD.,
SUITE B
ONTARIO, CA 91764
(909) 581-0676

CONTACT: LUIS A. FIGUEROA

OWNER:

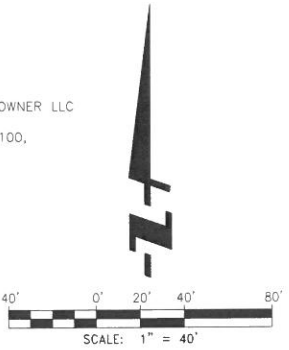
WEST CORONA FREEWAY CENTER OWNER LLC
C/O THE PRES COMPANIES
19782 MACARTHUR BLVD., SUITE 100,
IRVINE, CA 92612
(949)442-5962

CONTACT: ALAN D. DIBARTOLOMEO



LEGEND:

- RIGHT-OF-WAY / PROPERTY LINE
- CENTERLINE
- EASEMENT (EXISTING)
- EASEMENT (PROPOSED)
- EXISTING SEWER
- EXISTING WATER
- EXISTING FIRE WATER
- PROPOSED SIDEWALK



IMPORTANT NOTICE
Section 4726.0217 of the Government Code
requires a Dig Alert Identification
Number to be issued before a
"Permit to Excavate" will be valid.
For your Dig Alert ID Number call
CALL TOLL FREE
48 HOURS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT
1-800-227-2600



STEVEN L. ELLIS
R.C.E. No. 47255 expires 12/31/21 DATE



DATE BY MARK REVISIONS APPR. DATE
DESIGNED BY: LAF DRAWN BY: LAF CHECKED BY:

CITY OF CORONA

APPROVED 20

BY:

CITY OF CORONA, COUNTY OF RIVERSIDE STATE
OF CALIFORNIA
PARCEL MAP No. 37763, CORONA,
CALIFORNIA

PREPARED FOR: THE PRES COMPANIES

SHEET 2
OF 2