

PARCEL MAP 37747

NUMBER OF PARCELS:

- 4 NUMBERED PARCELS FOR DEVELOPMENT
2 LETTERED PARCELS FOR DEDICATION (IN NORTH MAIN STREET AND PARKRIDGE AVENUE)

ASSESSORS PARCEL NUMBER:

122-061-006

PROJECT ADDRESS:

135 W PARKRIDGE
CORONA, CA 92880

LEGAL DESCRIPTION:

LOT 23 OF CORONA CITRUS TRACT, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 6 PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
TOGETHER WITH THAT PORTION OF COTA STREET, THAT WOULD PASS BY LAW, AS VACATED BY RESOLUTION NO. 2013-57, RECORDED AUGUST 27, 2013 AS INSTRUMENT NO. 2013-0420863, OF OFFICIAL RECORDS.
EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

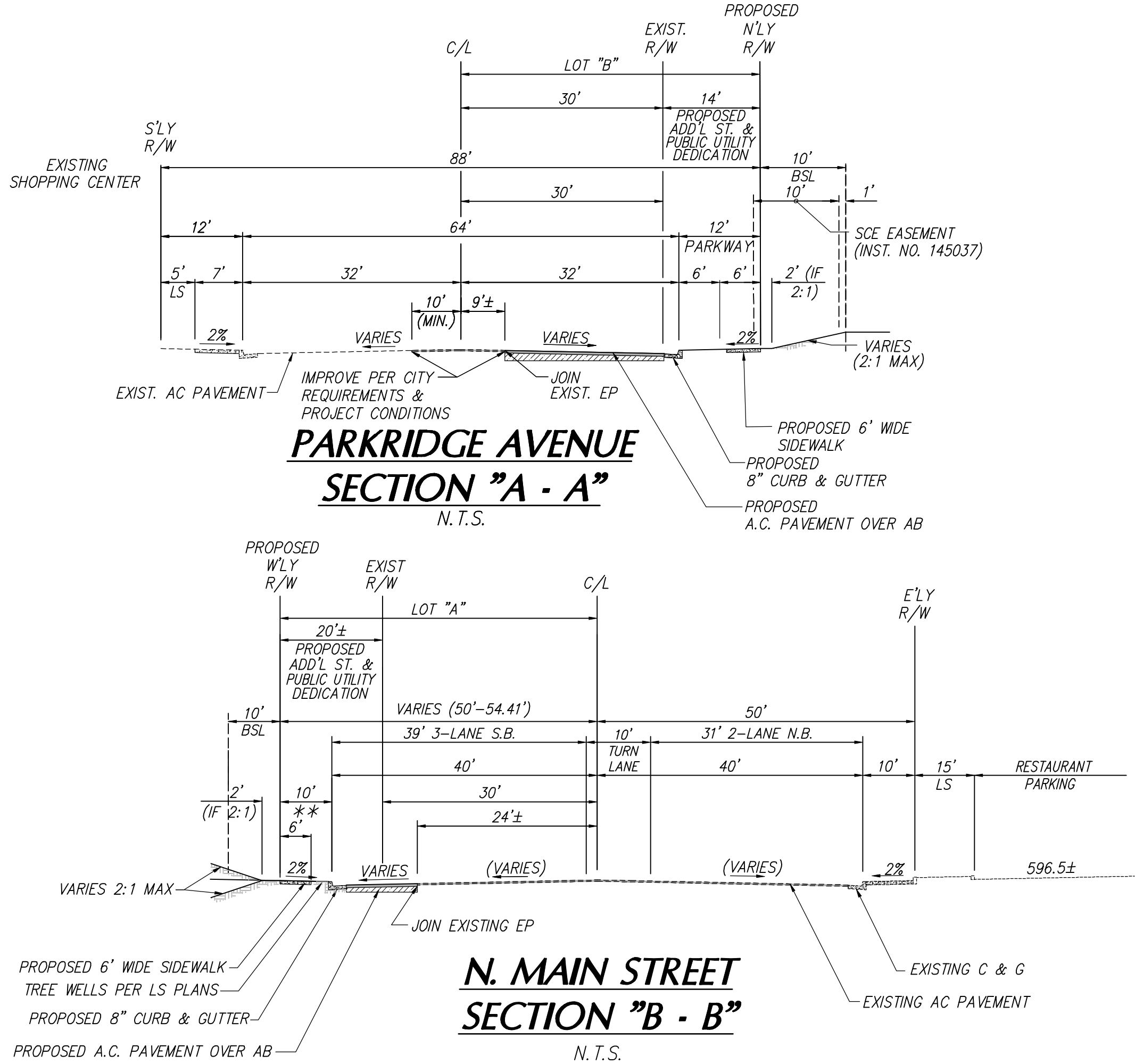
BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT BEING THE INTERSECTION OF LINE NORTHEASTERLY LINE OF PARKRIDGE AVENUE (60.00 FEET WIDE WITH THE WESTERLY LINE OF HAMNER AVENUE (74.50 FEET WIDE), THENCE NORTH 07° 27' 00" EAST ALONG THE EASTERLY LINE OF SAID LOT, 262.41 FEET, THENCE SOUTH 73° 10' 39" WEST, 192.63 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT, THENCE SOUTH 36° 14' 00" EAST ALONG SAID SOUTHWESTERLY LINE 251.16 FEET TO THE POINT OF BEGINNING, ALSO EXCEPTING THEREFROM THOSE PORTIONS LYING WITHIN PARKRIDGE AND HAMNER AVENUES.

EASEMENT NOTES (EXISTING)

- 1 EXISTING 30 FOOT WIDE EASEMENT FOR UTILITY PURPOSES AS APPROVED BY THE CITY OF NORCO ON AUGUST 7, 2013 IN CONJUNCTION WITH THE VACATION OF COTA STREET.
2 20 FOOT WIDE EASEMENT FOR STORM DRAIN PURPOSES, IN FAVOR OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, RECORDED AS INSTRUMENT NO. 118977 OF OFFICIAL RECORDS, COUNTY OF RIVERSIDE.
3 10 FOOT WIDE EASEMENT FOR PUBLIC UTILITY PURPOSES, IN FAVOR OF S.C.E., RECORDED AS INSTRUMENT NO. 145037, OF OFFICIAL RECORDS, COUNTY OF RIVERSIDE.

PROPOSED EASEMENTS

- 1 EASEMENT FOR INGRESS, EGRESS, DRAINAGE, PUBLIC UTILITIES (INCLUDING CITY OF CORONA WATER) AND EMERGENCY ACCESS.
2 EASEMENT FOR PUBLIC UTILITY PURPOSES. (INCLUDING CITY OF CORONA WATER)
3 EASEMENT FOR PUBLIC SEWER PURPOSES IN FAVOR OF THE CITY OF NORCO.
4 EASEMENT FOR ACCESS PURPOSES IN FAVOR OF SCE.
5 EASEMENT FOR PUBLIC LANDSCAPE PURPOSES (TO BE MAINTAINED BY CFD 2011-1)
6 EASEMENT FOR ACCESS PURPOSES FOR PARCEL 4
7 EASEMENT FOR PRIVATE UTILITY PURPOSES FOR PARCEL 4

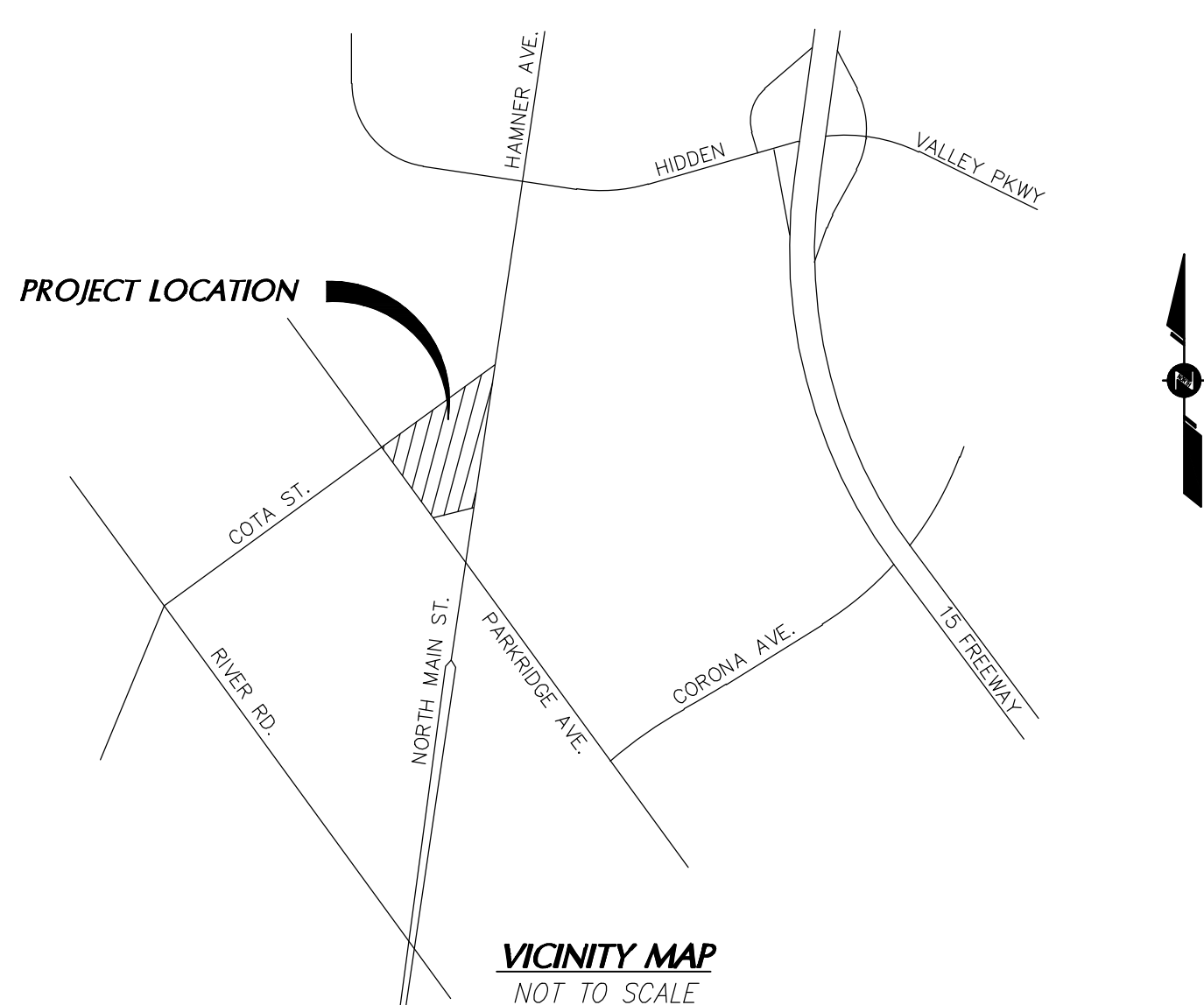


GENERAL NOTES:

1. PREPARED: MAY 2019
2. GROSS ACREAGE: 4.49 ACRES' NET ACREAGE 3.38 ACRES
3. ACREAGE SUMMARY:
- | ITEM | AREA (SF) | AREA (AC) | PERCENT |
|-----------------------------------|------------|-----------|---------|
| PARCEL 1 | 56,095 | 1.29 | 28.7% |
| PARCEL 2 | 23,556 | 0.54 | 12.0% |
| PARCEL 3 | 42,763 | 0.98 | 21.8% |
| PARCEL 4 | 24,952 | 0.57 | 12.7% |
| LOT 4 - MAIN STREET DEDICATION | 31,704 | 0.73 | 16.3% |
| LOT 8 - PARKRIDGE AVE. DEDICATION | 16,706 | 0.38 | 8.5% |
| TOTAL GROSS ACREAGE: | 195,776 SF | 4.49 AC | 100 % |
4. EXISTING GENERAL PLAN DESIGNATION:
GENERAL / GC (GENERAL COMMERCIAL)
5. PROPOSED GENERAL PLAN
GENERAL / GC (GENERAL COMMERCIAL)
6. EXISTING LAND USE:
VACANT
7. PROPOSED LAND USE:
COMMERCIAL
8. SPECIFIC PLAN:
MAIN STREET SPECIFIC PLAN - (SP99-1)
9. EXISTING ZONING:
CR (COMMERCIAL - RETAIL)
10. PROPOSED ZONING:
CR(COMMERCIAL - RETAIL)
11. PROPOSED NO. OF BUILDINGS:
4
12. ADJACENT LAND USE:
NORTH: OFFICE BUILDING (CITY OF NORCO)
EAST: SHOPPING CENTER & MOBILE HOME RESIDENTIAL PARK (CITY OF CORONA)
SOUTH: FAST FOOD RESTAURANT & SHOPPING CENTER (CITY OF CORONA)
WEST: SELF STORAGE (CITY OF NORCO)
13. CONSTRUCTION TYPE:
TYPE V - 1 HOUR (OR AS OTHERWISE APPROVED)
14. ALL LOT LINES AND DIMENSIONS ARE APPROXIMATE
15. STREET GRADES:
0.6% MIN.; 10% MAX
16. PROPOSED SLOPES:
2:1 MAXIMUM
17. ESTIMATED EARTHWORK:
RAW CUT = 9,800 CY
RAW FILL = 4,500 CY
OVER-EX = 16,000 CY
IMPORT/EXPORT = 0 CY
18. BUILDING SETBACK SUMMARY:
MAIN STREET (EAST) = 10 FEET = 22 FEET (MIN.) REQUIRED; PROVIDED:
PARKRIDGE AVE. (SOUTH) = 10 FEET = 10 FEET (MIN.)
NORTHWEST BOUNDARY = 10 FEET = 30 FT (MIN.)
* NOTE: PER SP 99-01 - CR REGULATIONS
19. STREET FRONTAGE:
MAIN STREET = 636 LF
PARKRIDGE AVE = 374 LF
20. UTILITY PROVIDERS:
WATER SERVICE: CORONA DWP
SEWER SERVICE: CITY OF NORCO
ELECTRICAL SERVICE: SOUTHERN CALIFORNIA EDISON
NATURAL GAS SERVICE: SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE SERVICE: PACIFIC BELL
21. COMMON AREA MAINTENANCE:
COMMON AREA MAINTENANCE SHALL BE PROVIDED BY OPERATOR, AS DEFINED BY THE OPERATION AND RECIPROCAL EASEMENT DECLARATION TO BE RECORDED FOR THIS PROPERTY, OR BY THE INDIVIDUAL PARCEL OWNER(S) OR THEIR TENANT(S) BY SPECIFIC EXCEPTION IN THE DECLARATION.
22. ENCROACHMENT PERMIT REQUIRED:
FROM THE R.C.F.C. & W.C.D. FOR WORK WITHIN THE EXISTING 20 FOOT WIDE EASEMENT

LEGEND

- PROJECT BOUNDARY
CENTER LINE
EXISTING RIGHT OF WAY LINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
BUILDING SET BACK LINE (BSL)
EXISTING EASEMENT DESIGNATION
PROPOSED EASEMENT DESIGNATION
- BSL BUILDING SETBACK LINE
CB CATCH BASIN
CF CURB FACE
CL CENTERLINE
CONC. CONCRETE
ESMT EASEMENT
FL FLOW LINE
P/L PROPERTY LINE
SD STORM DRAIN
S.B. SOUTH BOUND
N.B. NORTH BOUND



OWNER

ASTA PROPERTY LLC & STRATA REALTY LLC
357 N. SHERIDAN STREET, SUITE 117
CORONA, CA 92880
PHONE: (951) 279-1800
ATTN: KETH OSBORN

ENGINEER

K & A ENGINEERING, INC.
357 N. SHERIDAN STREET, SUITE 117
CORONA, CA 92880
PHONE: (951) 279-1800
PROJECT MANAGER: KETH OSBORN, P.E.

DEVELOPER

COSTANZO INVESTMENTS, LLC
17 CORPORATE PLAZA DR, SUITE 250
NEWPORT BEACH, CA 92660

SOILS ENGINEER

GEOTEK, INC.
710 E. PARKRIDGE AVENUE, SUITE 105
CORONA, CA 92879
PHONE: (951) 710-1160
BRANCH MANAGER: EDWARD H. LAMONT

CITY OF CORONA

PARCEL MAP NO. 37747

EXHIBIT 2