

## TENTATIVE TRACT MAP NO. 37691 (CONDOMINIUM)

## LEGAL DESCRIPTION:

THAT PATENTED PLACER MINING CLAIM KNOWN AS LOT NO. 4045, KNOWN AS THE MC KNIGHT CONSOLIDATED CLAY PLACER MINING CLAIM, CONSISTING OF THE MC KNIGHT LUGGY AND TWO PLACER CLAIMS, AND LYING IN SECTIONS 3 AND 10 OF TOWNSHIP 4 SOUTH, RANGE 7 WEST, SAN BERNARDINO COUNTY AND METROPOLITAN AND SHOWN BY MINERAL SURVEY NO. 4045, ON FILE IN THE GENERAL LAND OFFICE, WASHINGTON, D.C. DESCRIBED AS FOLLOWS:

BEGINNING FOR THE DESCRIPTION OF THE MC KNIGHT PLACER CLAIM AT CORNER NO. 1, A PINE POST 4 INCHES SQUARE, MARKED K 1 S. 4045, WITH MOUND OF STONE, FROM WHICH STATION NO. 15 OF THE ANCHOR LA SIERRA BEARS SOUTH 73° 16' EAST, 92.15 FEET DISTANCE;

THENCE FIRST COURSE, NORTH 89° 05' WEST, 1280 FEET TO CORNER NO. 2, A PINE POST 4 INCHES SQUARE, MARKED K 2 S. 4045, WITH MOUND OF ROCKS; THENCE SECOND COURSE, NORTH 02° 57' WEST, 633.5 FEET TO CORNER NO. 3, A PINE POST 4 INCHES SQUARE, MARKED K 3 S. 4045, WITH MOUND OF ROCKS; THENCE THIRD COURSE, NORTH 89° 27' EAST, 1180 FEET TO CORNER NO. 4, A PINE POST 4 INCHES SQUARE, MARKED K 4 S. 4045, WITH MOUND OF ROCKS; THENCE FOURTH COURSE, SOUTH 12° 08' EAST, 678.7 FEET TO CORNER NO. 1, THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY MOUNTAINS OF QUARTZ, OR OTHER ROCK IN PLACE BEARING GOLD, SILVER, CHALCOPHY, LEAD, TIN, COPPER OR OTHER VALUABLE DEPOSITS WITHIN THE LAND ABOVE DESCRIBED, WHICH MAY HAVE BEEN DISCOVERED OR KNOWN TO EXIST ON OR PRIOR TO THE 2ND DAY OF FEBRUARY, 1903.

ALSO EXCEPTING THEREFROM PARCELS 2070-105 AS SHOWN BY RECORD OF SURVEY RECORDED OCTOBER 21, 1978 IN BOOK 64, PAGES 75 TO 78, INCLUSIVE, OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING SMO PORTION GRANTED TO THE CITY OF CORONA, A CALIFORNIA MUNICIPAL CORPORATION AS DESCRIBED IN DEED RECORDED JUNE 8, 2010 AS INSTRUMENT NO. 262206 OF OFFICIAL RECORDS.

## UTILITY NOTES:

WATER: CITY OF CORONA DEPARTMENT OF WATER AND POWER  
815 W. 6TH STREET  
CORONA, CA 92720  
(909) 736-2321

SEWER: CITY OF CORONA DEPARTMENT OF WATER AND POWER  
815 W. 6TH STREET  
CORONA, CA 92720  
(909) 736-2321

POWER: SOUTHERN CALIFORNIA EDISON CO.  
1551 E. FRANKS  
ONTARIO, CA 91761  
(909) 830-8531

GAS: SOUTHERN CALIFORNIA GAS CO.  
P.O. BOX 3003  
REDLANDS, CA 92373  
(909) 427-2200

PHONE: AT&T 1265 N. VAN BUREN ST., #180  
ANIMAS, CA 92507  
(714) 695-5423

CABLE TV: TIME WARNER CABLE  
1500 AUTO CENTER DRIVE  
ONTARIO, CA 91761  
(909) 975-3386

## LEGEND:

PROP. LOT LINE  
EX. LOT LINE  
EX. C/L  
RECORD C/L  
PROP. R/W  
EX. R/W  
EASEMENT  
SETBACK  
BOUNDARY

## ASSESSOR'S PARCEL NUMBERS

275-050-014 AND 275-080-041

## EASEMENTS:

- ITEMS SHOWN HEREON WERE PLOTTED FROM RECORD DATA BASED ON SCHEDULE "B" DOCUMENTS FROM THE WESTERN RESOURCES TITLE COMPANY, REPORT NO. 157300, DATED DECEMBER 1, 2020. PLOTTABLE EASEMENTS ARE INDICATED BY A "Δ". NON-PLOTTABLE EASEMENTS ARE INDICATED BY A "□".
- Δ AN AGREEMENT FOR ACCESS AND MINING PURPOSES, IN FAVOR OF PACIFIC CLAY MANUFACTURING COMPANY, RECORDED MAY 8, 1902 IN BOOK 143, PAGE 66 OF DEEDS. (BLANKET IN MARINE LOCATION OF EASEMENT NOT DISCLOSED IN DOCUMENT)
- Δ A RIGHT OF WAY FOR DRINKING AND DOMESTIC USE, AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED JULY 20, 1910 IN BOOK 6 OF PATENTS, PAGE 3. (BLANKET IN MARINE LOCATION OF EASEMENT NOT DISCLOSED IN DOCUMENT)
- Δ TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RIGHT OF WAY AGREEMENT", RECORDED FEBRUARY 5, 1980 AS INSTRUMENT NO. 23659 OF OFFICIAL RECORDS. (ACCESS RIGHT IN FAVOR OF PROPERTY OWNER RITE PAR. 2070-105)
- Δ AN EASEMENT FOR ACCESS AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF CORONA, RECORDED JUNE 8, 2010 AS INSTRUMENT NO. 262207. (TO BE ABANDONED & REDEDICATED)
- Δ AN EASEMENT FOR SLOPE, DRAINAGE, AND TEMPORARY CONSTRUCTION AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF CORONA, RECORDED JUNE 8, 2010 AS INSTRUMENT NO. 262206. (TO BE VACATED/ABANDONED)
- Δ VACATION OF A PORTION OF THE ACCESS EASEMENT (INSTRUMENT NO. 262207) IN FAVOR OF THE PROPERTY OWNER, RECORDED JUNE 8, 2010 AS INSTRUMENT NO. 487767. (REMOVED)
- Δ AN EASEMENT FOR SLOPE PURPOSES, WHICH INCLUDE THE RIGHT TO FOREVER CONSTRUCT, MAINTAIN, IMPROVE, ALTER, RELOCATE, INSPECT, OCCUPY AND USE A SLOPE OVER, UNDER, AND ACROSS THE SLOPE EASEMENT PROPERTY, IN FAVOR OF THE CITY OF CORONA, RECORDED MARCH 9, 2013 AS INSTRUMENT NO. 53403. (TO BE VACATED/ABANDONED)
- Δ AN EASEMENT FOR DRAINAGE PURPOSES, WHICH INCLUDE THE RIGHT TO LOCATE AND MAINTAIN ON THE DRAINAGE EASEMENT PROPERTY BOTH SUBSURFACE AND ABOVE-GROUND DRAINAGE IMPROVEMENTS AS MAY BE REQUIRED BY THE FOOTHILL PARKWAY WESTERLY EXTENSION PROJECT PLANS, IN FAVOR OF THE CITY OF CORONA, RECORDED MARCH 9, 2013 AS INSTRUMENT NO. 53404. (TO REMAIN)
- Δ AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES, WHICH INCLUDE THE RIGHT TO ENGAGE IN CONSTRUCTION, MAINTENANCE, AND RELATED ACTIVITIES OVER, UNDER, ALONG, AND ACROSS THE EASEMENT PROPERTY, IN FAVOR OF THE CITY OF CORONA, RECORDED MARCH 9, 2015 AS INSTRUMENT NO. 53405. (REMOVED)
- Δ A PROPOSED EASEMENT FOR PUBLIC UTILITY AND EMERGENCY INGRESS/EGRESS IN FAVOR OF CITY (PLOTTED HEREON)
- Δ A PROPOSED EASEMENT FOR UTILITY AND ACCESS PURPOSES IN FAVOR OF LOT 2 (PLOTTED HEREON)
- Δ A PROPOSED EASEMENT FOR HOA MAINTENANCE IN FAVOR OF LOT 2 (PLOTTED HEREON)
- Δ A PROPOSED EASEMENT FOR FUEL MOD ACCESS AND MAINTENANCE PURPOSES (PLOTTED HEREON)
- Δ A PROPOSED EASEMENT FOR UTILITY AND ACCESS PURPOSES IN FAVOR OF APN 275-080-021 (PLOTTED HEREON)
- Δ A PROPOSED EASEMENT FOR PUBLIC TRAIL ACCESS IN FAVOR OF CITY OF CORONA (PLOTTED HEREON)
- Δ A PROPOSED OFF-SITE EASEMENT FOR PUBLIC UTILITY AND EMERGENCY INGRESS/EGRESS IN FAVOR OF CITY PER SEPARATE INSTRUMENT. (SEE NOTE 1)
- Δ A PROPOSED EASEMENT FOR TRAIL ACCESS IN FAVOR OF LOT 1 (PLOTTED HEREON)
- Δ CITY R/W PROPERTY TO BE ACQUIRED BY DEVELOPER PER AGREEMENT WITH CITY OF CORONA (PLOTTED HEREON)
- Δ A PROPOSED EASEMENT FOR FUEL MOD MAINTENANCE IN FAVOR OF LOT 1 (PLOTTED HEREON)
- Δ A PROPOSED EASEMENT FOR FUEL MOD MAINTENANCE IN FAVOR OF LOT 2 (PLOTTED HEREON)
- Δ A PROPOSED OFF-SITE EASEMENT FOR UTILITY AND ACCESS PURPOSES IN FAVOR OF TRACT 37691 PER SEPARATE INSTRUMENT. (SEE NOTE 1)

NOTE 1: SHOULD THE PROPOSED OFFSITE UTILITY AND ACCESS EASEMENT NOT BE OBTAINED, THE PROJECT DEVELOPMENT, AS A CONDITION OF APPROVAL, WILL BE REQUIRED TO PERFECT THE ALTERNATIVE ERM ACCESS CONCEPT SHOWN ON SHEET 5 OF THE APPROVED PRELIM PLAN.

IN THE CITY OF CORONA, COUNTY OF RIVERSIDE

AUGUST 2020

OWNER:

COREY A. ADDISON LIVING TRUST  
1000R ELM AVE  
FONTANA, CA 92335  
ATTN: COREY ADDISON

APPLICANT/DEVELOPER:

OF INVESTMENTS, LLC  
110 N. LINCOLN AVE #202  
CORONA, CA 92782  
(951) 603-5042  
ATTN: CHRIS BOWEN

ENGINEER:

KPC ENGINEERS  
1880 COMPTON AVENUE, SUITE 100  
CORONA, CA 92781-3370  
(951) 734-7130  
ATTN: MRC C. TANG, P.E.

## GENERAL NOTES:

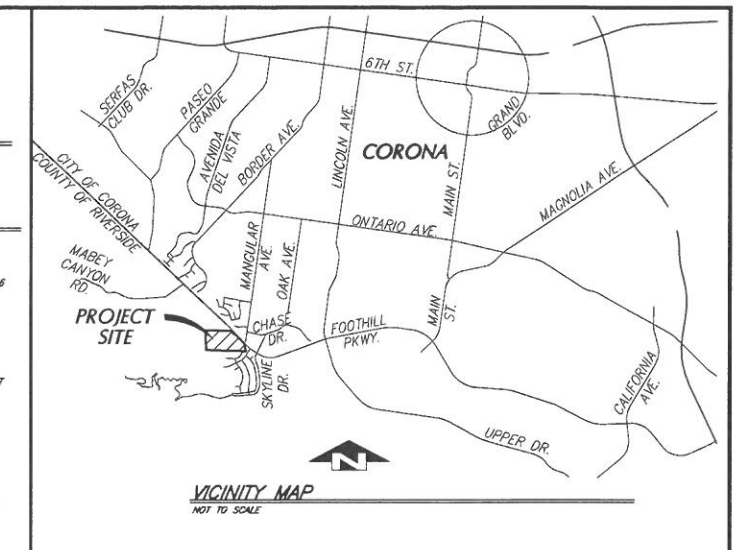
1. PREPARED: AUGUST 2020
2. TOTAL PROJECT GROSS ACREAGE: 17.02 AC.
3. EXISTING GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3-6 DU/AC)
4. PROPOSED GENERAL PLAN DESIGNATION: MDR (6-15 DU/AC), GC
5. EXISTING LAND USE: AGRICULTURE
6. PROPOSED LAND USE: MDR (6-15 DU/AC), GC
7. EXISTING ZONING: AGRICULTURAL
8. PROPOSED ZONING: R-3 MF RES., C-3 GC
9. PROPOSED DENSITY (LOT 2): 9.66 DU/AC
10. ADJACENT LAND USE:
  - NORTH: GENERAL PLAN - LDR
  - EAST: GENERAL PLAN - LDR
  - SOUTH: GENERAL PLAN - LDR
  - WEST: GENERAL PLAN - LDR
11. THOMAS BROTHERS GUIDE: RIVERSIDE COUNTY, PAGE 772, GRID J3
12. ALL EXISTING EASEMENTS AND IRREVOCABLE OFFERS OF DEDICATION THAT AFFECT THE PROPERTY BEING SUBDIVIDED ARE SHOWN ON THIS TENTATIVE TRACT MAP.
13. ALL EXISTING EASEMENTS ARE TO REMAIN IN THEIR DESIGNATED LOCATIONS UNLESS NOTED OTHERWISE.
14. THE SUBJECT PROPERTY IS WITHIN A SANTA ANA RIVER WATERSHED.
15. THE SUBJECT PROPERTY IS WITHIN AN UNMAPPED FLOOD ZONE X.
16. ALL PARTIES HAVING A BENEFICIARY INTEREST IN THE PROPERTY BEING SUBDIVIDED ARE AWARE OF AND CONSENT TO THE FILING OF THIS TENTATIVE TRACT MAP.

## STREET FRONTAGE LENGTH

FOOTHILL PARKWAY = 560 LF

## NUMBERED LOT:

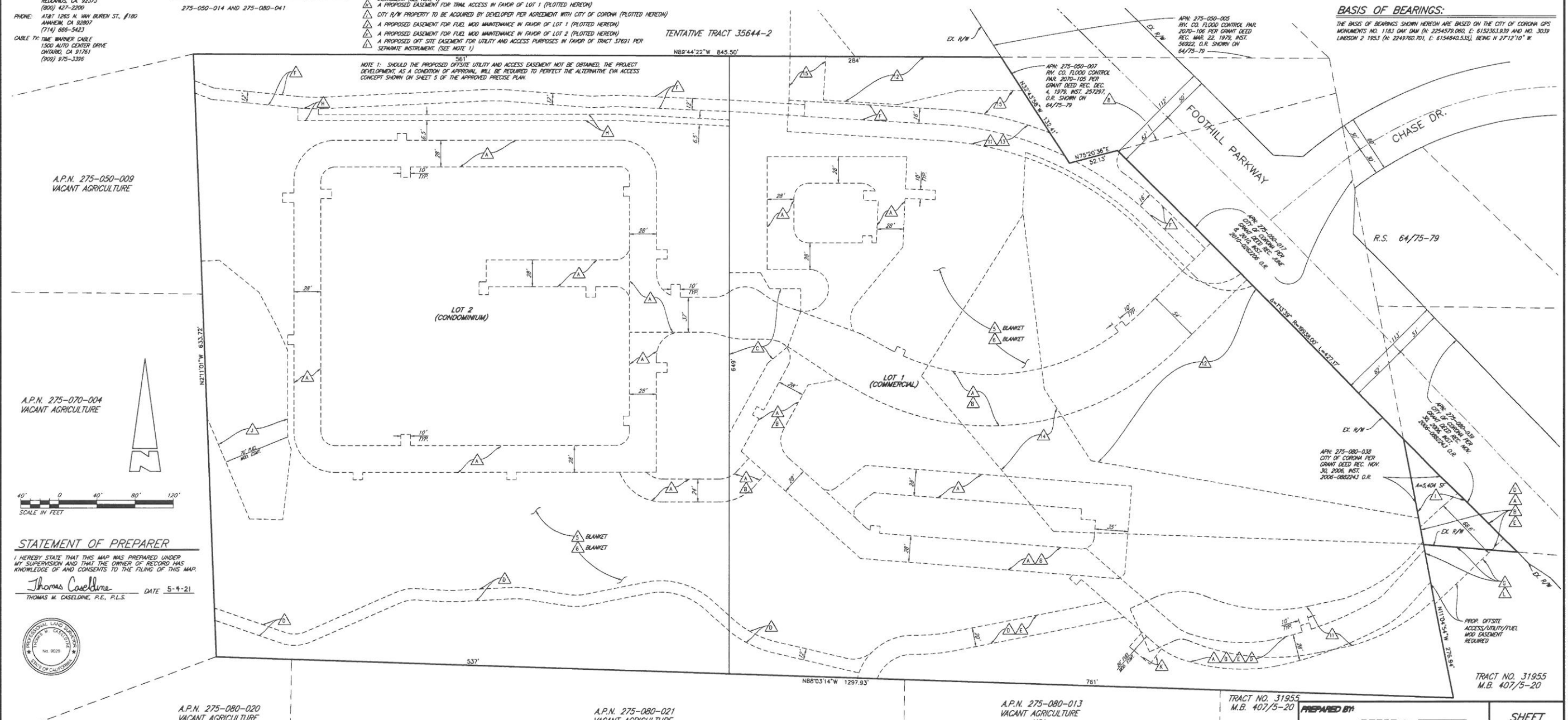
LOT NUMBER	PROPOSED GROSS AREA	PROPOSED ZONING
1	8.95 AC	C-3 GC
2	8.07 AC	R-3 MF RES
TOTAL	17.02 AC	-



## VICINITY MAP

## BASIS OF BEARINGS:

THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE CITY OF CORONA GPS MONUMENTS NO. 11831 OAK DAM (N: 2254579.080, E: 6152363.939 AND NO. 30319 LINCOLN 2 1953 (N: 2249760.701, E: 6154840.533), BEING N 27°12'10" W.



## STATEMENT OF PREPARER

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

Thomas Caseldine DATE 5-4-21  
THOMAS M. CASELDINE, P.E., P.L.S.



A.P.N. 275-080-020  
VACANT AGRICULTURE

A.P.N. 275-080-021  
VACANT AGRICULTURE

A.P.N. 275-080-013  
VACANT AGRICULTURE  
USA

TRACT NO. 31955  
M.B. 407/5-20

PREPARED BY

SHEET

DATE OF LATEST REVISION: 05/3/2021

EXHIBIT 2.A