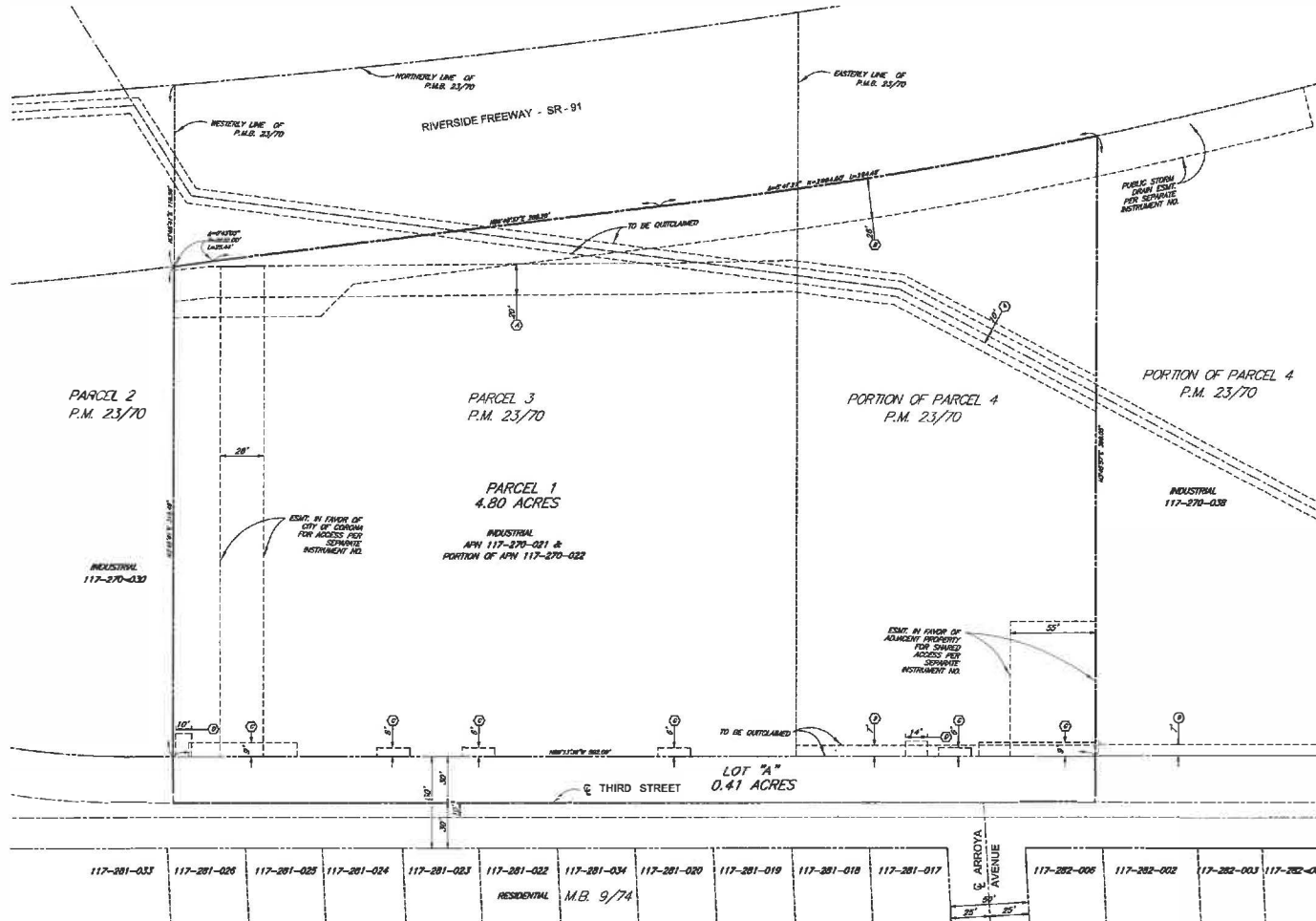


PARCEL MAP NO. 37746 IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, NOVEMBER 2019



GENERAL NOTES:

1. PREPARED: MAY 2019
2. GROSS ACREAGE: 5.11 ACRES
NET ACREAGE: 4.80 ACRES
3. GENERAL PLAN DESIGNATION: LIGHT INDUSTRIAL (LI)
4. LAND USE AND ZONING: NOT WITHIN A SPECIFIC PLAN
EXISTING USE: LIGHT INDUSTRIAL
PROPOSED USE: LIGHT INDUSTRIAL
EXISTING ZONING: M20
PROPOSED ZONING: LIGHT INDUSTRIAL
ADJACENT LAND USE, ZONING AND GENERAL PLAN DESIGNATION:

LAND USE	ZONING	GENERAL PLAN DESIGNATION
NORTH: INDUSTRIAL	M20	LI
SOUTH: INDUSTRIAL	M20	LI
EAST: INDUSTRIAL	M20	LI
WEST: INDUSTRIAL	M20	LI
5. THOMAS BROTHERS GUIDE, RIVERSIDE COUNTY, PAGE 243, GRID E5
6. SOURCE OF TOPOGRAPHY: AERIAL SURVEY BY INLAND AERIAL SURVEY INC., DATED 05/20/2018
7. THIS PROJECT IS WITHIN THE CORONA-ROCK UNITED SCHOOL DISTRICT
8. THE PROJECT IS PART OF THE SANJO ANA RIVER WATERSHED

OWNER/DEVELOPER:

REG REALTY PARTNERS, LLC
1350 SOUTH STREET, SUITE 200
CORONA, CA 92605
(714) 851-1847
ATTN: MICHAEL WOODMAN

ENGINEER:

AME ENGINEERS
1600 COMPTON AVENUE, STE 100
CORONA, CA 92603-1370
(951) 234-2150
ATTN: THERESA CASARENO, PE

ASSESSOR'S PARCEL NUMBERS

117-270-021 & A PORTION OF 117-270-020

STREET FRONTAGE LENGTH

300' STREET = 500 LF

LEGAL DESCRIPTION:

THAT PORTION 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 NORTHERLY BEAR OF BEY OF THIRD STREET, AS SHOWN ON A RECORD OF SURVEY ON FILE IN BOOK 141, PAGE 19, DIVISION 02, INCLUSIVE OF RECORD OF SURVEY, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

BENCHMARK:

BENCH MARK NO. C-115 ELEVATION 882.30 MSL, NIPERCO, DETAILED AS A 3-1/2" BENCH MARK, SHOWN ON A RECORD OF SURVEY ON FILE IN BOOK 141, PAGE 19, DIVISION 02, INCLUSIVE OF RECORD OF SURVEY, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

EASEMENT NOTES:

PROPERTY EASEMENTS ARE SHOWN FROM AN OWNER-SUPPLIED "TITLE REPORT" INDICATED BY A "Y" FOR "Y" EASEMENTS AND "N" FOR "N" EASEMENTS. "Y" EASEMENTS ARE INDICATED BY "Y" AND "N" EASEMENTS ARE INDICATED BY "N".

1. AN EASEMENT FOR RIGHT OF WAY FOR HIGHWAY AND DOMESTIC WATER SYSTEMS, PIPES, TUBES, AND APPURTENANCES, IN FAVOR OF SOUTHERN CALIFORNIA GAS AND WATER COMPANY, NOW VESTED IN THE CITY OF CORONA, RECORDED DECEMBER 20, 1985 IN BOOK 648, PAGE 307 OF DEEDS, REC-2, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA
2. AN EASEMENT FOR SEWER LINE PURPOSES, IN FAVOR OF THE CITY OF CORONA, RECORDED SEPTEMBER 2, 1985 IN BOOK 648, PAGE 307 OF DEEDS, REC-2, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA
3. AN EASEMENT FOR SEWER LINE PURPOSES, IN FAVOR OF THE CITY OF CORONA, AS SHOWN ON PARCEL MAP RECORDED IN P.M.B. 23, PAGE 70, REC-2, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA
4. AN IRREVOCABLE OFFER TO DISCHARGE AN EASEMENT FOR ROADSIDE ACCESS AND EGRESS, IN FAVOR OF THE CITY OF CORONA, RECORDED FEBRUARY 10, 1987 AS INSTRUMENT NO. 045272, O.R. (CLERK: MICHIGAN, LTD. (RE: 045272-0001))
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 AND INCIDENTAL PURPOSES
8. PROPOSED EASEMENT FOR PUBLIC WATER AND INCIDENTAL PURPOSES

UTILITY NOTES:

WATER: CITY OF CORONA
400 S. WESTERN AVENUE
CORONA, CA 92603
(951) 234-2000
SEWER: CITY OF CORONA
400 S. WESTERN AVENUE
CORONA, CA 92603
(951) 234-2000
POWER: SOUTHERN CALIFORNIA Edison CO.
1333 E. FRANKLIN
ONTARIO, CA 91761
(951) 835-4333
GAS: SOUTHERN CALIFORNIA GAS CO.
1333 E. FRANKLIN
ONTARIO, CA 91761
(951) 835-4333
PHONE: AT&T
1000 S. WESTERN AVENUE
CORONA, CA 92603
(951) 234-2000
CABLE: COMCAST CABLE
1501 COMCAST ST.
CORONA, CA 92603
(951) 234-2000

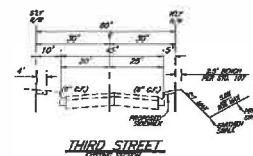


EXHIBIT 1