

# PARCEL MAP 37221

## VISTA DOS LAGOS BUSINESS PARK

**LOT 8**  
TR 32538  
MB 387/69-80  
ZONING: ENTERTAINMENT COMMERCIAL  
EXISTING LAND USED: LIVE WORK

**LOT 11**  
TR 32538  
MB 387/69-80

**PARCEL 2**  
GROSS AND NET AREA:  
59,125 S.F. (1.36 AC)

**LOT 10**  
TR 32538  
MB 387/69-80  
ZONING: ENTERTAINMENT COMMERCIAL  
EXISTING LAND USED: LAKE

**LOT 12**  
TR 32538  
MB 387/69-80  
ZONING: ENTERTAINMENT COMMERCIAL  
EXISTING LAND USED: VACANT

**LOT 13**  
TR 32538  
MB 387/69-80  
ZONING: ENTERTAINMENT COMMERCIAL  
EXISTING LAND USED: RESTAURANT

### LEGEND

- BW BACK OF WALK
- EG EXISTING GRADE
- FG FINISH GRADE
- FS FINISH SURFACE
- TC TOP OF CURB
- FL FLOW LINE
- EP EDGE OF PAVEMENT
- FF FINISH FLOOR
- PAF PAD FLOOR
- TW TOP OF WALL
- TF TOP OF FOOTING
- HP HIGH POINT
- LP LOW POINT
- CF CURB FACE
- TC TOP OF GRATE
- TRW TOP OF RETAINING WALL
- EDF EXTRA DEPTH FOOTING
- INV INVERT OF PIPE
- TS TOP OF SLOPE
- RS RATE OF SLOPE
- TS TOE OF SLOPE
- ES EXISTING SEWER
- EW EXISTING WATER
- EF EXISTING FIRE HYDRANT
- EX EXISTING FDC
- EW EXISTING WATER VALVE
- EG EXISTING GAS METER
- EM EXISTING WATER METER
- EP EXISTING PULL BOX
- ICV EXISTING ICV
- ESL EXISTING STREET LIGHT
- EXC EXISTING CONTOUR
- EXC EXIST. CONCRETE
- TS TOP OF SLOPE RATE OF SLOPE TOE OF SLOPE
- PL PROPOSED PROPERTY LINE
- PM PARCEL MAP BOUNDARY
- EE "GRANT OF EASEMENT" RECORDED MARCH 16, 2007 AS INSTRUMENT NO. 007-018468 OF OFFICIAL RECORDS. (ITEM #49)

### LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
PARCEL 1:  
LOT 11 OF TRACT MAP NO. 32538, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 387, PAGE(S) 69 THROUGH 80 OF MAPS AND BY CERTIFICATE OF CORRECTION RECORDED OCTOBER 27, 2006, AS INSTRUMENT NO. 008-092401 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM:  
A.) ONE-TWELFTH OF ROYALTY OF ANY OIL, AS RESERVED TO JOHN W. CRAIG, ET UX, IN DEEDS RECORDED FEBRUARY 19, 1925 IN BOOK 629 PAGE 302 AND IN BOOK 630 PAGE 80, BOTH OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
B.) ALL OIL, GAS OR OTHER HYDROCARBON SUBSTANCES AND MINERAL AND WATER, AS RESERVED TO CORONA SLICK COMPANY, A CORPORATION IN DEED RECORDED JANUARY 24, 1927 IN BOOK 702 PAGE 232 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2:  
AN EASEMENT FOR INGRESS AND EGRESS AS DISCLOSED BY DOCUMENT ENTITLED "RECIPROCAL EASEMENT AGREEMENT" RECORDED AUGUST 31, 2005 AS INSTRUMENT NO. 2005-072070, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 3:  
AN EASEMENT FOR PASSENGER VEHICULAR PARKING AND PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AS DISCLOSED IN DOCUMENT ENTITLED "GRANT OF ACCESS AND PARKING EASEMENTS AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" RECORDED AUGUST 31, 2005 AS INSTRUMENT NO. 2005-722070 OF OFFICIAL RECORDS.

PARCEL 4:  
AN EASEMENT FOR VEHICULAR PARKING AND PEDESTRIAN ACCESS AS DISCLOSED IN DOCUMENT ENTITLED "DECLARATION OF MAINTENANCE COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR DOS LAGOS" RECORDED AUGUST 18, 2005 AS INSTRUMENT NO. 2005-678788 OF OFFICIAL RECORDS.

**PARCELS INFORMATION:**  
PARCEL 1:  
GROSS AND NET AREA: 30,844 S.F. (0.71 AC)  
WIDTH: 125 L.F. (BACK), 125 L.F. (FRONT)  
DEPTH: 220 L.F.  
PARCEL 2:  
GROSS AND NET AREA: 59,125 S.F. (1.36 AC)  
WIDTH: 272 L.F.  
DEPTH: 189 L.F.

**ASSESSORS PARCEL NUMBER:**  
APN: 279-460-074  
**TOTAL GROSS AREA:**  
89,969 S.F. (2.065 ACRES)

**TOTAL NUMBER OF PARCEL:**  
2 PARCELS  
**ZONING INFORMATION:**  
SPECIFIC PLAN: SP-99-3  
EXISTING LAND USE: EXISTING PARKING LOT  
ZONING: EC (ENTERTAINMENT COMMERCIAL)  
GENERAL PLAN: MU-1 (MIXED USE 1)  
PROPOSED LAND USE: COMMERCIAL  
PARCEL 1: COMMERCIAL  
PARCEL 2: COMMERCIAL

**PROPERTY OWNER/DEVELOPER:**  
LAND DEVELOPMENT DESIGN COMPANY  
2313 E PHILADELPHIA STREET, UNIT F  
ONTARIO, CA 91761  
TEL: (909) 930-1466 FAX: (909) 930-1468  
ATTN: KEVIN J. RICHER

**FLOOD ZONE:**  
FLOOD ZONE X  
MAP # 080501360G  
EFFECTIVE DATE: 8/28/2008  
PORTION OF PARCEL A WITHIN FLOOD PLAIN. SEE INDEX MAP FOR APPROXIMATE LOCATION AS SHOWN ON ROUGH GRADING PLAN FOR SAID PARCEL.

**BUILDING SETBACKS:**  
FRONT (TEMESCAL CANYON): 15 L.F.  
REAR: 0 L.F.  
SIDE: 0 L.F.  
STREET SIDE (PRONO DRIVE): 10 L.F.

**DATE PREPARED:** 9/2/16  
**REVISION DATE:**

ZONING: RESIDENTIAL  
EXISTING LAND USED: RESIDENTIAL

### EASEMENT NOTES:

- 1 AN EASEMENT FOR PIPE LINE AND INCIDENTAL PURPOSES, IN FAVOR OF JOHN W. CRAIG RECORDED OCTOBER 21, 1915 IN BOOK 430 OF DEEDS, PAGE 307. (THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.)
- 2 AN EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF THE NEVADA-CALIFORNIA ELECTRIC CORPORATION, RECORDED APRIL 9, 1938 IN BOOK 367, PAGE 413 AND APRIL 22, 1938 IN BOOK 368, PAGE 527, BOTH OF OFFICIAL RECORDS. (NOT PLOTTABLE.)
- 3 AN EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY RECORDED NOVEMBER 27, 1950 IN BOOK 1222, PAGE 495 OF OFFICIAL RECORDS. (NOT PLOTTABLE.)
- 4 AN EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON RECORDED SEPTEMBER 21, 1962 AS INSTRUMENT NO. 88649 OF OFFICIAL RECORDS. AFFECTS: LOT 2 OF PARCEL B.
- 5 THE EFFECT OF AN AGREEMENT PROVIDING FOR EXEMPTION OF LAND FROM WATER STANDBY CHARGE EXECUTE JUNE 7, 1994 BY METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA AND PETER J. WEISSEL, THE DANIEL ODGEN NEWTON AND MARY WEISSEL NEWTON REVOCABLE TRUST, BY DANIEL ODGEN NEWTON, TRUSTEE; THE ROBERT HOFFMAN HEARIT AND LOUISE WEISSEL HEARIT 1975 TRUST BY TIMOTHY ROBERT HEARIT, TRUSTEE AND BY LOUIS WEISSEL HEARIT, TRUSTEE, RECORDED MARCH 28, 1995 AS INSTRUMENT NO. 24278 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, REFERENCE HEREBY BEING MADE TO THE RECORDER FOR FULL PARTICULARS. (NOT PLOTTABLE.)
- 6 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF PACIFIC BELL TELEPHONE COMPANY, A CALIFORNIA CORPORATION DBA SBC CALIFORNIA RECORDED JANUARY 25, 2005 AS INSTRUMENT NO. 05-67480 OF OFFICIAL RECORDS.  
BLANKET IN NATURE
- 7 AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION FOR: WATER, SEWER, ELECTRICAL, EMERGENCY INGRESS AND EGRESS AND PUBLIC UTILITY AND INCIDENTAL PURPOSES.
- 8 AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION FOR: CPD LANDSCAPE MAINTENANCE AND INCIDENTAL PURPOSES.
- 9 AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION FOR: SEWER AND INCIDENTAL PURPOSES.
- 10 AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION FOR: LANDSCAPE AND INCIDENTAL PURPOSES.
- 11 AN EASEMENT FOR INGRESS AND EGRESS AS DISCLOSED ON FROM TEMESCAL CANYON ROAD, HAVE BEEN DEDICATED OR RELINQUISHED ON THE FILED MAP.
- 12 ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM TEMESCAL CANYON ROAD, HAVE BEEN DEDICATED OR RELINQUISHED ON THE FILED MAP.
- 13 THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF ACCESS AND PARKING EASEMENTS AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" RECORDED AUGUST 31, 2005 AS INSTRUMENT NO. 2005-722070 OF OFFICIAL RECORDS.
- 14 AN EASEMENT FOR CONSTRUCTION AND INCIDENTAL PURPOSES, IN FAVOR OF DOS LAGOS LIFESTYLE CENTER, LLC RECORDED AUGUST 31, 2005 AS INSTRUMENT NO. 2005-722071 OF OFFICIAL RECORDS. NOT PLOTTABLE.
- 15 THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "RECIPROCAL EASEMENT AGREEMENT" RECORDED AUGUST 31, 2005 AS INSTRUMENT NO. 2005-072070 OF OFFICIAL RECORDS. NOT PLOTTABLE.
- 16 AN EASEMENT FOR CONSTRUCTION, SIGNAGE AND LANDSCAPING AND INCIDENTAL PURPOSES, IN FAVOR OF DOS LAGOS MAINTENANCE CORPORATION, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION RECORDED OCTOBER 20, 2006 AS INSTRUMENT NO. 2006-0729174 OF OFFICIAL RECORDS. (THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.)
- 17 THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENT" RECORDED MARCH 16, 2007 AS INSTRUMENT NO. 2007-0182468 OF OFFICIAL RECORDS. BLANKET IN NATURE.

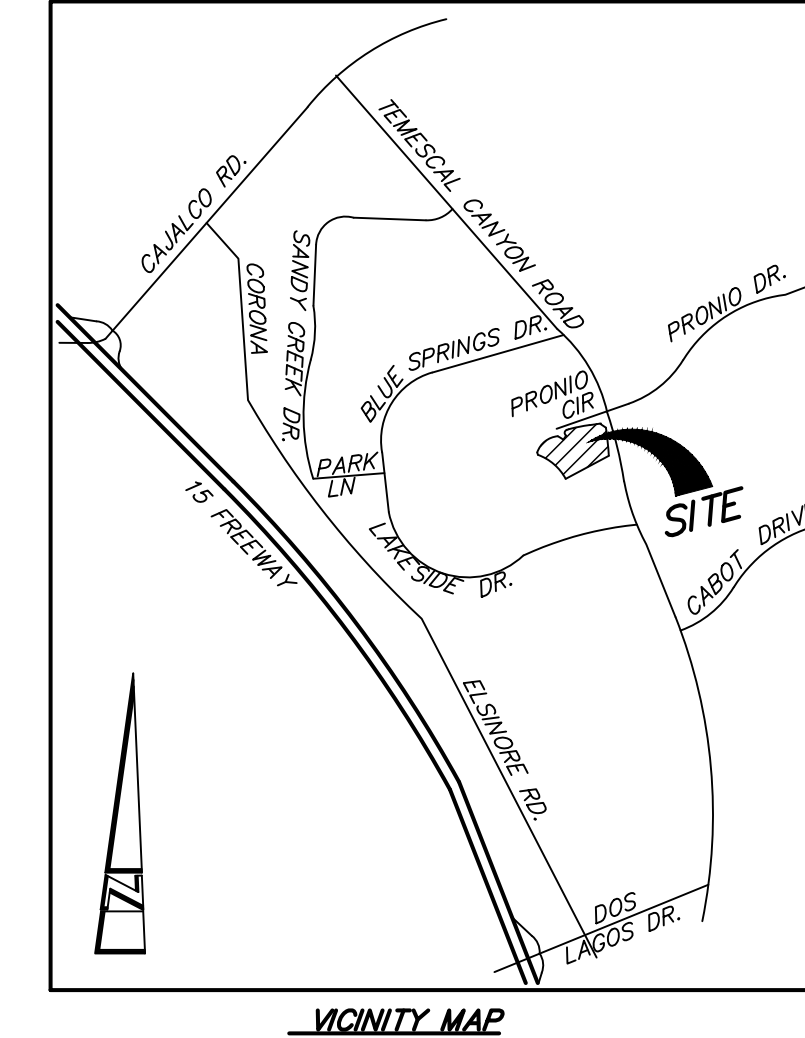
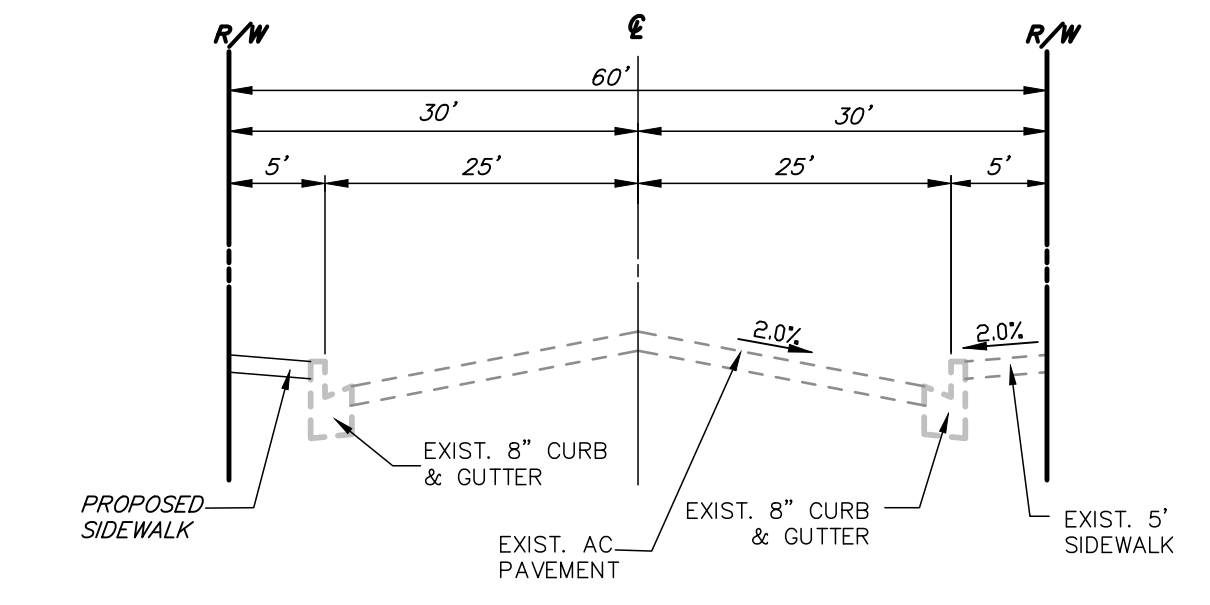
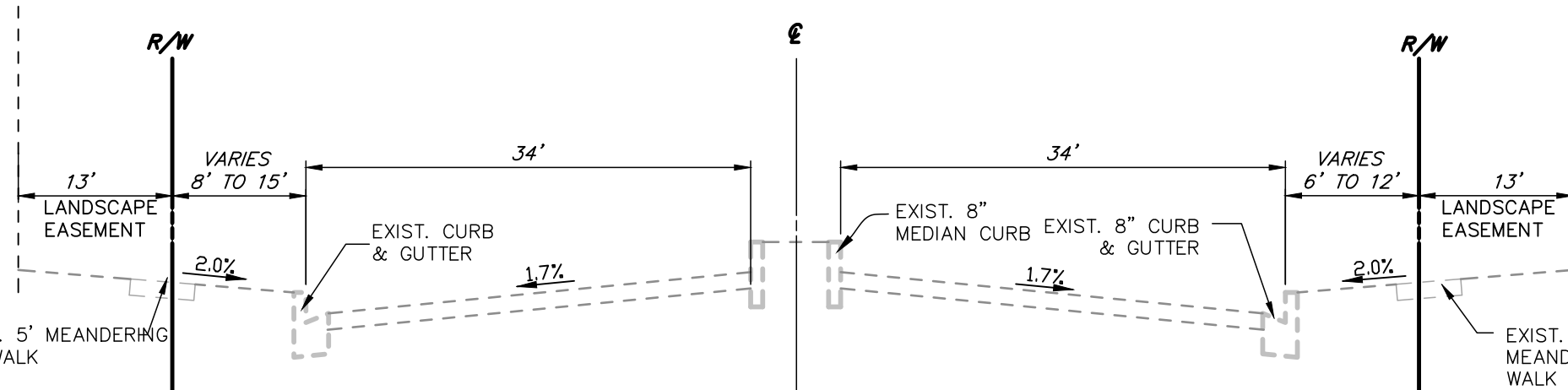
**UTILITY CONTACTS**

WATER	CITY OF CORONA DWP 400 S. VICENTIA CORONA, CA 91720 (951) 736-2321
SEWER	CITY OF CORONA DWP 400 S. VICENTIA CORONA, CA 91720 (951) 736-2321
POWER	SOUTHERN CALIFORNIA EDISON CO. (909) 930-8591
GAS	SOUTHERN CALIFORNIA GAS CO. (909) 335-7733
TELEPHONE	AT&T (866) 243-6122
CABLE	TIME WARNER CABLE (951) 547-3830
FIBER-OPTIC	CROWN CASTLE NG WEST (626) 320-0996

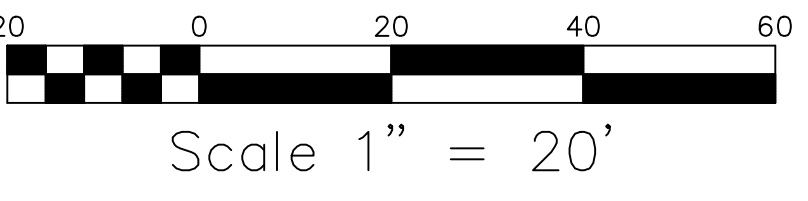
UNDERGROUND SERVICE ALERT CALL TOLL FREE:  
1-800-422-4133 CALL 48 HOURS BEFORE YOU DIG

**CURVE DATA:**

NUMBER	DELTA	RADIUS	LENGTH	TANGENT
C1	82°52'02"	10.00'	14.99'	9.30'
C2	94°15'18"	3.00'	4.23'	2.26'
C3	190°5'16"	30.00'	99.98'	-
C4	44°53'01"	10.00'	7.83'	4.13'



**DIGALERT**  
DIAL TOLL FREE 811  
AT LEAST TWO DAYS BEFORE YOU DIG  
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA



BENCHMARK	REVISIONS:	PREPARED UNDER THE SUPERVISION OF:
		DENNIS C. FARNSWORTH R.C.E. 31653 LIC. EXP. 12/31/22 DATE
		APPROVED BY:
		DATE

**PARCEL MAP 37221**  
**VISTA DOS LAGOS BUSINESS PARK**

**SITE:** PRONO CIRCLE CORONA, CA  
**PREPARED FOR:** REKCO DEVELOPMENT 2518 NORTH SANTIAGO BLVD. ORANGE, CA 92667

**LAND DEVELOPMENT DESIGN COMPANY, LLC**  
2313 E. Philadelphia St., Ste. F  
Ontario, CA 91761  
(909) 930-1466  
FAX (909) 930-1468  
PLANNING CIVIL SURVEYING

DATE: 09/30/21 JOB NO.: 4929  
DRAWN BY: VAP SCALE: 1"=20'  
DESIGNED BY: KJR SHEET: 7  
CHECKED BY: KJR OF 7 SHEETS