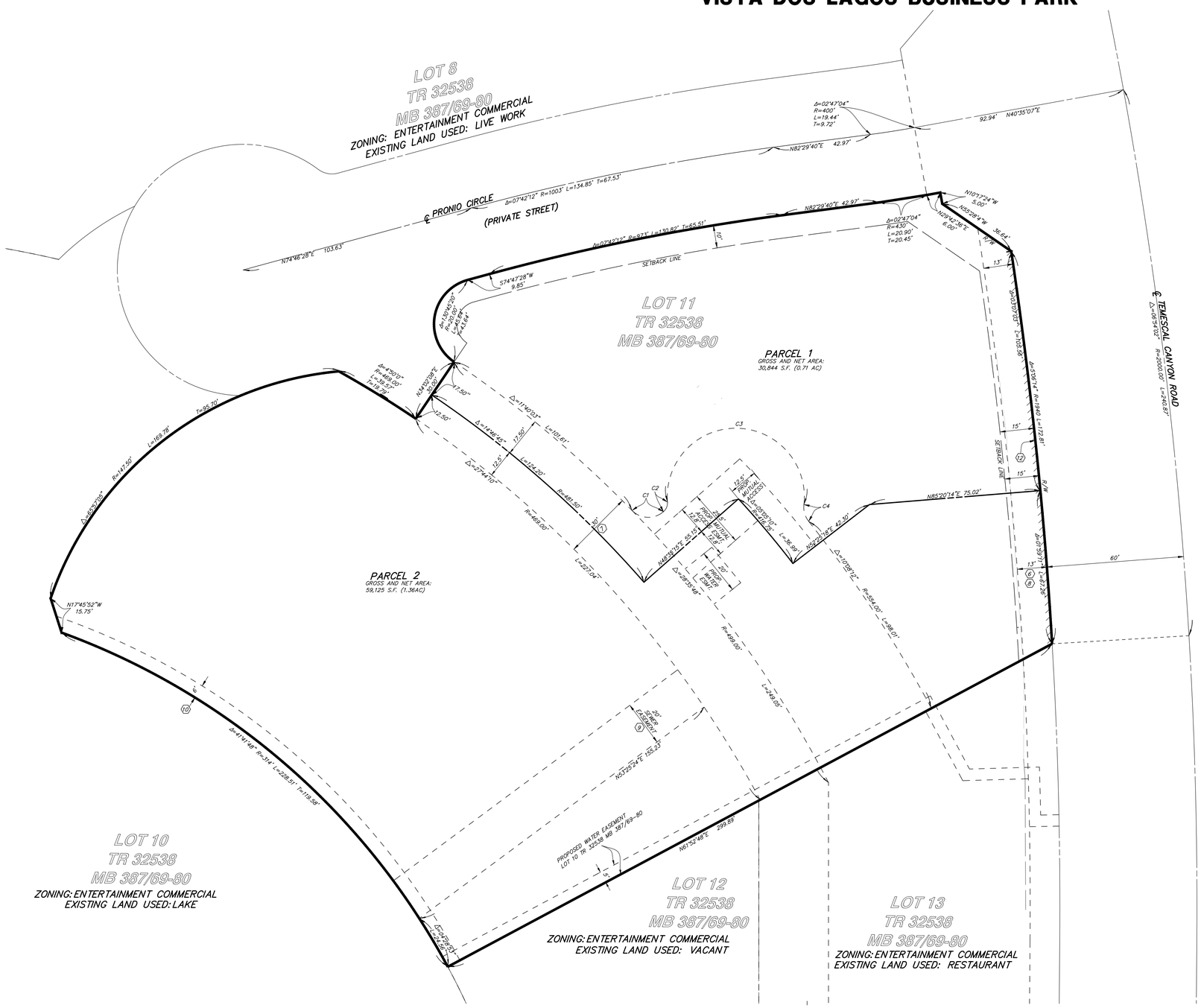
PARCEL MAP 37221
VISTA DOS LAGOS BUSINESS PARK



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
PAD	PAD GRADE
TW	TOP OF WALL
TF	TOP OF FOOTING
HP	HIGH POINT
LP	LOW POINT
CF	CURB FACE
TG	TOP OF GRATE
TRW	TOP OF RETAINING WALL
EDF	EXTRA DEPTH FOOTING
INV	INVERT OF PIPE
	TOP OF SLOPE
2:1	RATE OF SLOPE
	TOE OF SLOPE
—S—	EXISTING SEWER
—W—	EXISTING WATER
	EXISTING FIRE HYDRANT
	EXISTING FDC
WV	EXISTING WATER VALVE
GM	EXISTING GAS METER
WM	EXISTING WATER METER
PB	EXISTING PULL BOX
ICV	EXISTING ICV
	EXISTING STREET LIGHT
	EXISTING CONTOUR
	EXIST. CONCRETE
2:1	TOP OF SLOPE RATE OF SLOPE TOE OF SLOPE
	PROPOSED PROPERTY LINE
	PARCEL MAP BOUNDARY
(17)	"GRANT OF EASEMENT" RECORDED MARCH 16, 2007 AS INSTRUMENT NO. 2007–0182488 OF OFFICIAL RECORDS. (ITEM #49)

ZONING: RESIDENTIAL
EXISTING LAND USED: RESIDENTIAL

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. 2006–0793401 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 82, BOTH OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
B.) ALL OIL, GAS OR OTHER HYDROCARBON SUBSTANCES AND MINERAL AND WATER, AS RESERVED TO CORONA SILICA 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. 2005–0722077, 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: 105 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: 169 L.F.

ASSESSORS PARCEL NUMBER:

APN: 279–460–074

TOTAL GROSS AREA:

89,968 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:	
PARCEL 1:	COMMERCIAL
PARCEL 2:	COMMERCIAL

BUILDING SETBACKS:

FRONT (TEMESCAL CANYON):	15 L.F.
REAR:	0 L.F.
SIDE:	0 L.F.
STREET SIDE (PRONIO CIRCLE):	10 L.F.

SURROUNDING LAND USE:

NORTH: RESIDENTIAL
EAST: MULTI FAMILY RESIDENTIAL
SOUTH: COMMERCIAL
WEST: OPEN SPACE

NOTES:

1. NO PROPOSED STREET.
2. ONE FINAL MAP, NO PHASING.
3. NO EXISTING BUILDING.
4. SITE EXISTING PARKING LOT.

SOURCES OF TOPOGRAPHY:

FIELD SURVEY BY:
LAND DEVELOPMENT DESIGN COMPANY, LLC
DATED: 12–04–2014
TEL: (909) 930–1466
FAX: (909) 930–1468
ATTN: KEVIN J. RICHER

CIVIL ENGINEER:

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

PROPERTY OWNER/DEVELOPER:

REXCO DEVELOPMENT
2518 NORTH SANTIAGO BLVD.
ORANGE, CA 92867
(714) 998–3400

FLOOD ZONE:

FLOOD ZONE X
MAP # 06065C1360G
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

DATE PREPARED: 9/2/16

REVISION DATE:

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 27 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. WEISEL, THE DANIEL OGDEN NEWTON AND MARY WEISEL NEWTON REVOCABLE TRUST, BY DANIEL OGDEN NEWTON, TRUSTEE; THE ROBERT HOFTMAN HEARTT AND LOUISE WEISEL HEARTT 1975 TRUST BY TIMOTHY ROBERT HEARTT, TRUSTEE AND BY LOUISE WEISEL HEARTT, TRUSTEE, RECORDED MARCH 28, 1995 AS INSTRUMENT NO. 94278, 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: CFD 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 SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES.

(12) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM TEMESCAL CANYON ROAD, HAVE BEEN DEDICATED OR RELINQUISHED ON THE FILED MAP.

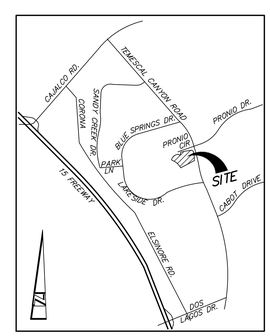
(13) THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF ACCESS AND PARKING EASEMENTS AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" RECORDED AUGUST 31, 2005 AS INSTRUMENT NO. 2005–722070 OF OFFICIAL RECORDS

(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. 2005–722077 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. 2006–0775174 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. 2007–0182488 OF OFFICIAL RECORDS. BLANKET IN NATURE.



VICINITY MAP
NTS

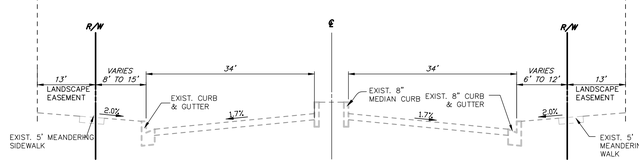
UTILITY CONTACTS

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

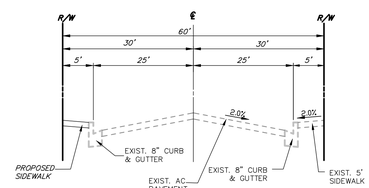
UNDERGROUND SERVICE ALERT CALL TOLL FREE:
1–800–422–4133 CALL 48 HOURS BEFORE YOU DIG

CURVE DATA:

NUMBER	DELTA	RADIUS	LENGTH	TANGENT
C1	85°52'00"	10.00'	14.99'	9.30'
C2	54°15'18"	5.00'	4.73'	2.56'
C3	190°57'16"	30.00'	99.98'	---
C4	44°53'01"	10.00'	7.83'	4.13'



TYPICAL STREET SECTION
(TEMESCAL CANYON RD.) NTS



TYPICAL STREET SECTION
(PRONIO DRIVE/PRIVATE STREET) NTS

DPR 2020–0004
PM2020–0003
PP37221
PP2020–0006

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

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

20 0 20 40 60
Scale 1" = 20'

REGISTERED PROFESSIONAL ENGINEER
DENNIS C. FARNSWORTH
No. 31653
12/31/22
CIVIL
STATE OF 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
PRONIO CIRCLE
CORONA CA

PREPARED FOR:
REXCO DEVELOPMENT
2518 NORTH SANTIAGO BLVD.
ORANGE, CA 92867

DATE: 09/30/21	JOB NO. 4925
DRAWN BY: VAP	SCALE 1"=20'
DESIGNED BY: KJR	SHEET 1
CHECKED BY: KJR	OF 1 SHEETS

EXHIBIT 2