

**RESOLUTION NO. 2025-094
(AMENDING RESOLUTION NO. 2020-043)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF CORONA, CALIFORNIA, DECLARING THAT THE
PUBLIC INTEREST AND NECESSITY REQUIRE THE
ACQUISITION BY EMINENT DOMAIN OF PORTIONS OF
ASSESSOR PARCEL NOS. 172-420-002, 172-420-003, 172-420-
004, & 172-420-005 FOR THE MCKINLEY STREET GRADE
SEPARATION PROJECT**

WHEREAS, on June 3, 2020, the City of Corona (the "City") adopted resolution number 2020-043 to acquire partial fee interests and improvements thereon, a permanent non-exclusive ingress and egress easement, and temporary construction easement interests (collectively, the "Property Interests") in real property located in the City of Corona, California, more particularly described as Assessor Parcel Nos. 172-420-002, 172-420-003, 172-420-004, and 172-420-005 (the "Property") for the construction and maintenance of the McKinley Street Grade Separation Project (the "Project"), in Corona, California, pursuant to the authority granted to the City by sections 37350 and 37350.5 of the California Government Code; and

WHEREAS, on July 24, 2020, the City filed an eminent domain complaint for the acquisition of the Property Interests in the Riverside Superior Court under case number RIC2002846 (the "Eminent Domain Proceeding"); and

WHEREAS, on or about September 18, 2020, the property owner C.P.I. Properties, a limited partnership ("CPI" or "Property Owner"), filed an Answer to the City's complaint in the Eminent Domain Proceeding, which proceeding is still pending for the determination of the amount of just compensation due to CPI; and

WHEREAS, in the course of construction of the Project, the City used a portion of the Property Interests (referred to as a temporary construction easement, or "TCE") for a longer period of time than what was anticipated when the June 3, 2020 Resolution 2020-043 was adopted; and

WHEREAS, in the course of construction of the Project, the City's contractor impacted portions of the Property Interests in ways that were not anticipated when Resolution 2020-043 was adopted; and

WHEREAS, on August 18, 2025, the City sent by overnight mail to the owner of record of the subject property with a copy by email and overnight mail to the owner of record's counsel as identified in the Eminent Domain Proceeding a California Government Code section 7267.2 offer for the acquisition of the Property Interests, as amended to include the extended use of the TCE and the additional property impacts ("Amended Property Interests"); and

WHEREAS, the City proposes to amend Resolution No. 2020-043 adopted June 3, 2020, to add to the acquisition identified in the June 3, 2020 Resolution 2020-043 the additional property rights necessary for the Project; and

WHEREAS, pursuant to section 1245.235 of the California Code of Civil Procedure, the City scheduled a Public Hearing for Wednesday, September 3, 2025 at 6:30 p.m., at the Corona

City Hall, City Council Chambers, located at 400 South Vicentia Avenue, Corona, California, and gave to the Property Owner at its last verified address and to the Property Owner's counsel of record as identified in the Eminent Domain Proceeding notice and a reasonable opportunity to appear at said hearing and be heard on the matters referred to in section 1240.030 of the California Code of Civil Procedure; and

WHEREAS, said hearing has been held by the City and each affected property owner was afforded an opportunity to be heard on said matters; and

WHEREAS, the City may now adopt an Amended Resolution of Necessity pursuant to section 1240.040 of the California Code of Civil Procedure.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA, AS FOLLOWS:

SECTION 1. Compliance with California Code of Civil Procedure. There has been compliance by the City with the requirements of section 1245.235 of the California Code of Civil Procedure regarding notice and hearing.

SECTION 2. Public Use. The public use for which the Property Interests, as amended, are to be acquired is for the construction and maintenance of the McKinley Street Grade Separation Project, located on North McKinley Street, south of the State Route 91 east bound on- ramp, in Corona, California. Section 37350.5 of the California Government Code authorizes the City to acquire by eminent domain property necessary for such purposes.

SECTION 3. Description of Property. Attached and marked as Exhibits "A", "B", "C", "D", and "E", are the descriptions of the Property Interests, as amended, including the general description, legal descriptions and plat maps of the real property to be acquired by the City, which describe the general location and extent of the property with sufficient detail for reasonable identification.

SECTION 4. Findings. The City hereby finds and determines each of the following:

The public interest and necessity require the proposed project;

(a) The proposed project is planned or located in the manner that will be most compatible with the greatest public good and least private injury;

(b) The property described in Exhibits "A", "B", "C", "D", and "E" is necessary for the proposed project; and

(c) The offer required by section 7267.2 of the California Government Code was made.

SECTION 5. Use Not Unreasonably Interfering with Existing Public Use(s). Some or all of the real property to be acquired is subject to easements and rights-of-way appropriated to existing

public uses. The legal descriptions of these easements and rights-of-way are on file with the City and describe the general location and extent of the easements and rights- of-way with sufficient detail for reasonable identification. In the event the herein described use or uses will not unreasonably interfere with or impair the continuance of the public use as it now exists or may reasonably be expected to exist in the future, counsel for the City is authorized to acquire the herein described real property subject to such existing public use(s) pursuant to section 1240.510 of the California Code of Civil Procedure.

SECTION 6. More Necessary Public Use. Some or all of the real property to be acquired is subject to easements and rights-of-way appropriated to existing public uses. To the extent that the herein described use or uses will unreasonably interfere with or impair the continuance of the public use as it now exists or may reasonably be expected to exist in the future, the City finds and determines that the herein described use or uses are more necessary than said existing public use. Counsel for the City is authorized to acquire the herein described real property appropriated to such existing public use(s) pursuant to section 1240.610 of the California Code of Civil Procedure. Staff is further authorized to make such improvements to the real property being acquired that it determines are reasonably necessary to mitigate any adverse impact upon the existing public use.

SECTION 7. Further Activities. Counsel for the City is hereby authorized to acquire the hereinabove described real property in the name of and on behalf of the City by eminent domain, and counsel is authorized to institute and prosecute such legal proceedings as may be required in connection therewith, including but not limited to filing a motion with the court in Eminent Domain Proceeding for leave to amend the complaint to include the modified or added interests as provided by Code of Civil Procedure section 1250.340, subdivision (b). Legal counsel is further authorized to take such steps as may be authorized and required by law, and to **make** such security deposits as may be required by order of court, to permit the City to take possession of and use said real property at the earliest possible time. Counsel is further authorized to correct any errors or to make or agree to non-material changes in the legal description of the real property that are deemed necessary for the conduct of the condemnation action, or other proceedings or transaction required to acquire the subject real property.

SECTION 8. Effective Date. The Mayor shall sign this Resolution, and the City Clerk shall attest thereto, and this Resolution shall take effect and be in force on the date of its adoption.

PASSED, APPROVED AND ADOPTED this _____.

Mayor of the City of Corona, California

ATTEST

Clerk of the City of Corona, California

CERTIFICATION

I, Sylvia Edwards, City Clerk of the City of Corona, California, do hereby certify that the foregoing Resolution was regularly passed and adopted by the City Council of the City of Corona, California, at a regular meeting thereof held on the 3rd day of September, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Corona, California, this 3rd day of September, 2025.

City Clerk of the City of Corona, California

[SEAL]

GENERAL DESCRIPTION, LEGAL DESCRIPTION AND PLAT MAP

EXHIBIT A

**FEE SIMPLE AND ACCESS DENIAL INTERESTS
ATTACHMENT TO LEGAL DESCRIPTION
APN: 172-420-002
PARCEL ID: MSGS-02A
COMMERCIAL PROPERTY**

The parcel of land described in Exhibit “A1” is to be acquired as a fee simple interest and used for a public street and incidents and appurtenances thereto by City of Corona, a Municipal Corporation, and its employees, agents, representatives, contractors, successors and assigns (collectively, the “City”) in connection with the construction of the McKinley Grade Separation Project (“Project”). Additionally, acquisition will include the release and relinquishment of any and all abutter’s rights, including access rights, appurtenant to a portion of the adjoining real property in and to the proposed public street. The right acquired is depicted in Exhibit “A2.”

EXHIBIT A1
LEGAL DESCRIPTION
FEE INTEREST

That portion of Parcels 1 and 2, in the City of Corona, County of Riverside, State of California, as shown by map on file in Book 42, Page 59 of Record of Survey, Records of Riverside County, more particularly described as follows:

COMMENCING at the intersection of the centerline of McKinley Street (102.00 feet wide) with the centerline of Sampson Avenue (77.50 feet wide);

THENCE northwesterly along said centerline of McKinley Street North 33°36'21" West 235.81 feet;

THENCE, perpendicular, North 56°23'39" East 50 feet to a point on the Easterly Line of McKinley Street and the **TRUE POINT OF BEGINNING**;

THENCE, northwesterly along said Easterly Line of McKinley Avenue, North 33°36'21" West 220.34 feet;

THENCE, perpendicular to and leaving said Easterly Line of McKinley Street, North 56°23'39" East 12.07 feet to a point of cusp with a non-tangent curve concave northerly, having a radius of 57.50 feet, the initial radial of which bears South 25°50'53" West;

THENCE, southeasterly along said curve an arc distance of 30.40 feet through a central angle of 30°17'25" to a point of reverse curvature with a curve, concave southwesterly, having a radius of 257.50 feet;

THENCE, southeasterly along said reverse curve, an arc distance of 83.68 feet through a central angle of 18°37'11" to a point at the end of the access denial limits;

THENCE, continuing along said curve, an arc distance of 105.75 feet, through a central angle of 23°31'53", a radial bearing to said point bears North 37°42'31" East;

THENCE South 48°18'49" East 10.00 feet to the beginning of a non-tangent curve, concave southwesterly, having a radius of 257.00 feet, the initial radial of which bears North 39°56'00" East;


THENCE, southeasterly along said curve 48.29 feet through a central angle of 10°45'56";

THENCE, leaving said curve, South 56°23'39" West 163.82 feet to the **TRUE POINT OF BEGINNING**;

Containing 0.570 square acres, more or less.

These conveyances are made for the purpose of a freeway and adjacent frontage road and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights including access rights appurtenant to grantor's remaining property in and to the frontage road over and across 114.08 feet of the northwesterly line of said fee interest parcel, measured along said northwesterly line across courses '(3)' and '(4)' described above, and shown as curves "C1" and "C2" on Exhibit A2.

As shown on plat attached hereto and by this reference made part hereof as Exhibit B2.



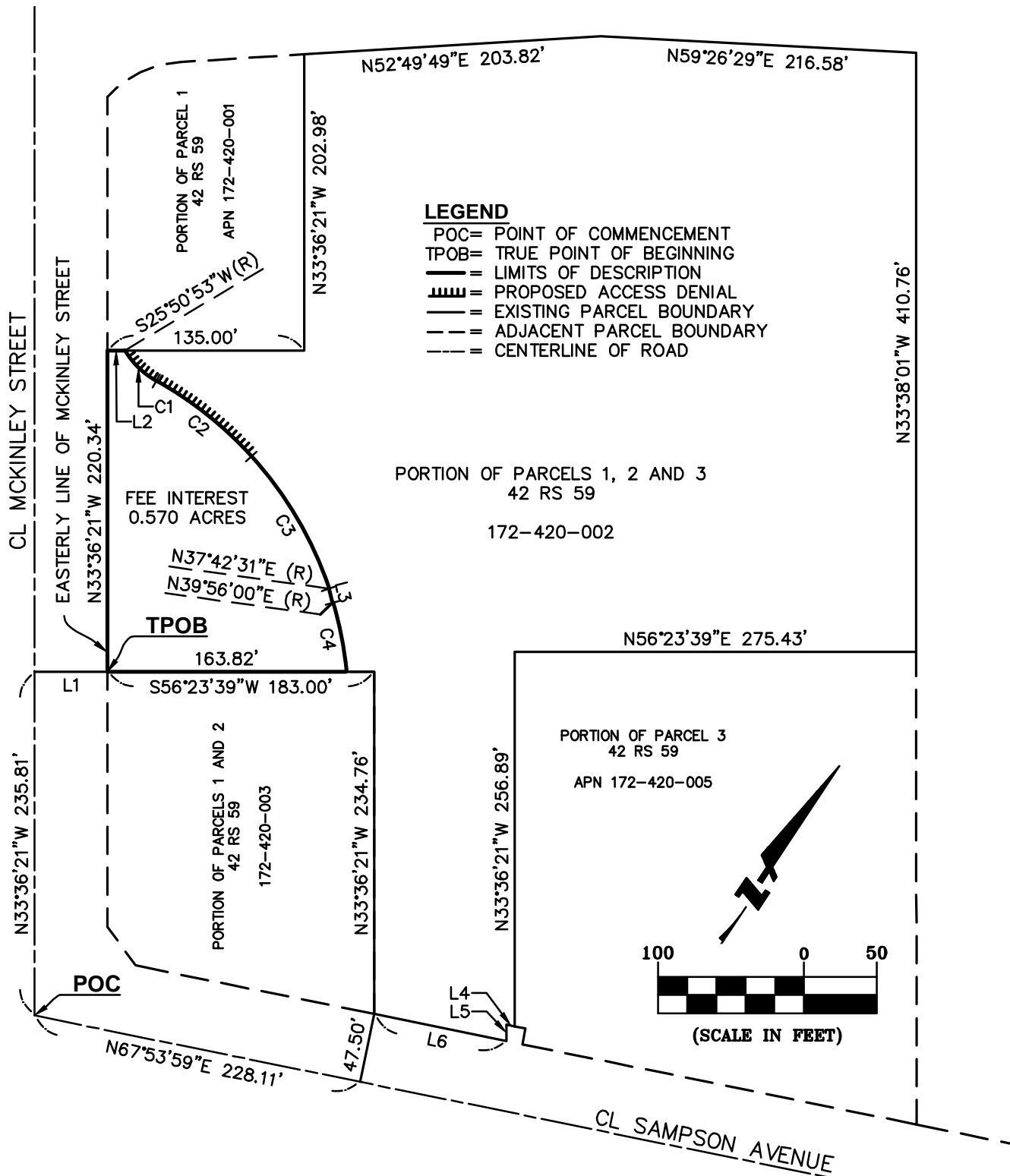
Davis Thresh, P.L.S. No. 6868

1/28/2020

Dated



EXHIBIT A2
FEE INTEREST



CITY OF CORONA
RIVERSIDE COUNTY, CALIFORNIA

PLAT TO ACCOMPANY LEGAL DESCRIPTION - REV-1



4675 MACARTHUR COURT
SUITE 400
NEWPORT BEACH, CA 92660
949-526-8460
949-526-8499 (FAX)

Subject FEE INTEREST
APN 172-420-002
 Job No. 20180990
 By NP Date 1/28/20 Chkd. DT
 SHEET 1 OF 2

EXHIBIT A2
FEE INTEREST

LINE TABLE		
	DIRECTION	LENGTH
L1	N56°23'39"E	50.00'
L2	N56°23'39"E	12.07'
L3	S48°18'49"E	10.00'
L4	N67°53'59"E	5.61'
L5	N33°36'21"W	11.23'
L6	N67°53'59"E	92.84'

CURVE TABLE			
	RADIUS	DELTA	LENGTH
C1	57.50'	30°17'25"	30.40'
C2	257.50'	18°37'11"	83.68'
C3	257.50'	23°31'53"	105.75'
C4	257.00'	10°45'56"	48.29'



CITY OF CORONA
RIVERSIDE COUNTY, CALIFORNIA |

PLAT TO ACCOMPANY LEGAL DESCRIPTION – REV-1



4675 MACARTHUR COURT
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Subject FEE INTEREST
APN 172-420-002
Job No. 20180990
By NP Date 1/28/20 Chkd. DT
SHEET 2 OF 2

**FEE SIMPLE INTEREST
ATTACHMENT TO LEGAL DESCRIPTION
APN: 172-420-003
PARCEL ID: MSGS-02B
COMMERCIAL PROPERTY**

The parcel of land described in Exhibit “B1” is to be acquired as a fee simple interest and used for a public street and incidents and appurtenances thereto by City of Corona, a Municipal Corporation, and its employees, agents, representatives, contractors, successors and assigns (collectively, the “City”) in connection with the construction of the McKinley Grade Separation Project (“Project”). The right acquired is depicted in Exhibit “B2.”

EXHIBIT B1
LEGAL DESCRIPTION
FEE INTEREST

That portion of Parcels 1 and 2, in the City of Corona, County of Riverside, State of California, as shown by map on file in Book 42, Page 59 of Record of Survey, Records of Riverside County, more particularly described as follows:

COMMENCING at the intersection of the centerline of McKinley Street (102.00 feet wide) with the centerline of Sampson Avenue (77.50 feet wide);

THENCE northwesterly along said centerline of McKinley Street North 33°36'21" West 235.81 feet;

THENCE perpendicular North 56°23'39" East 50 feet to a point on the Easterly Line of McKinley Street said point also being the **TRUE POINT OF BEGINNING**;

THENCE continuing North 56°23'39" East 163.84 feet to the beginning of a non-tangent curve, concave southwesterly, having a radius of 257.00 feet;

THENCE, southeasterly along said curve an arc distance of 77.23 feet through an arc angle of 17°13'01";

THENCE, perpendicular to the Northerly Line of Sampson Avenue, South 22°06'01" East 120.58 feet;

THENCE South 42°17'58" East 2.73 feet to the beginning of a non-tangent curve, concave northerly, having a radius of 27.00 feet, a radial bearing to said point bears South 67°54'19" West;

THENCE, southerly and easterly along said curve an arc distance of 42.41 feet through a central angle of 90°00'00" to a point on the Northerly Line of Sampson Avenue;

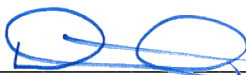
THENCE South 67°53'59" West 140.55 feet along said Northerly Line;

THENCE North 70°09'18" West 32.93 feet to a point on the Easterly Line of McKinley Street;

THENCE, northwesterly along said Easterly Line, North 33°36'21" West 175.04 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.738 square acres, more or less.

As shown on plat attached hereto and by this reference made part hereof as Exhibit B2.



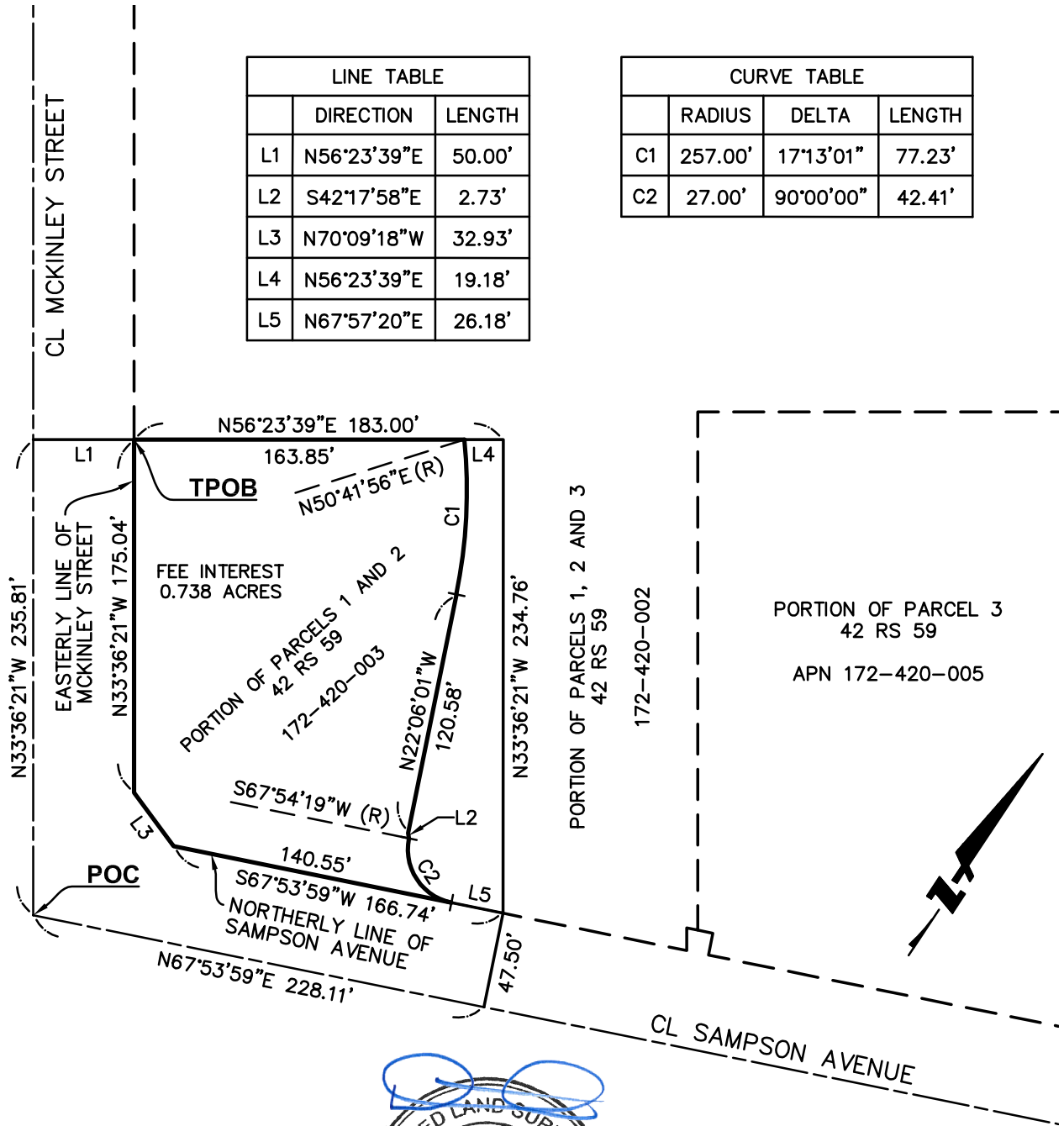
Davis Thresh, P.L.S. No. 6868

1/28/2020
Dated



EXHIBIT B2

FEE INTEREST

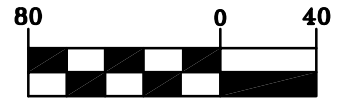


LINE TABLE		
	DIRECTION	LENGTH
L1	N56°23'39"E	50.00'
L2	S42°17'58"E	2.73'
L3	N70°09'18"W	32.93'
L4	N56°23'39"E	19.18'
L5	N67°57'20"E	26.18'

CURVE TABLE			
	RADIUS	DELTA	LENGTH
C1	257.00'	17°13'01"	77.23'
C2	27.00'	90°00'00"	42.41'

LEGEND

- POC = POINT OF COMMENCEMENT
- TPOB = TRUE POINT OF BEGINNING
- = LIMITS OF DESCRIPTION
- = EXISTING PARCEL BOUNDARY
- - - = ADJACENT PARCEL BOUNDARY
- - - = CENTERLINE OF ROAD



(SCALE IN FEET)

CITY OF CORONA
RIVERSIDE COUNTY, CALIFORNIA

PLAT TO ACCOMPANY LEGAL DESCRIPTION - REV-1



4675 MACARTHUR COURT
SUITE 400
NEWPORT BEACH, CA 92660
949-526-8460
949-526-8499 (FAX)

Subject FEE INTEREST
APN 172-420-003
Job No. 20180990
By NP Date 1/28/20 Chkd WS
SHEET 1 OF 1

EXHIBIT B

PERMANENT INGRESS/EGRESS EASEMENT INTERESTS
ATTACHMENT TO LEGAL DESCRIPTION
APN'S: 172-420-002, 172-420-003, 172-420-004, 172-420-005
PARCEL ID'S: MSGS-02A, MSGS-02B
COMMERCIAL PROPERTY

The construction of the McKinley Grade Separation Project ("Project") severs existing ingress/egress/access rights associated with the perpetual easement over and across the real property described as Parcel 2 in the Corporation Grant Deed from Harker Development Corporation, a California corporation, to Shell Oil Company, a Delaware corporation, recorded June 8, 1965 as Instrument Number 66080 in the office of the Riverside County Recorder, State of California. The existing perpetual easement as described in said Parcel 2 provides legal access from McKinley Street to the property owner of the real property as described as Parcel 1 in said Instrument Number 66080. The City of Corona, a Municipal Corporation, and its employees, agents, representatives, contractors, successors and assigns (collectively, the "City") in connection with the Project is acquiring a non-exclusive permanent easement for ingress, egress, and access purposes ("Easement"), over, above, on, within, across, along, about and through the land described in Exhibit "C-1" and depicted in Exhibit "C-2", in each case, incorporated herein by reference ("Easement Area").

Within the Easement Area, rights acquired shall include ingress, egress, and access (collectively, "Ingress/Egress Rights") to the real property as described in the legal description attached hereto as Exhibit "C-3" and depicted or illustrated on the map or drawing attached hereto as Exhibit "C-4" and, in each case, incorporated herein by reference ("Ingress/Egress Property"). Ingress/Egress Rights shall include all vehicular and pedestrian ingress, egress, and access necessary for the operation of a gas station, including, but not limited to:

- 1) Vehicular access for customers and employees;
- 2) Trucks and delivery vans from vendors, suppliers, and maintenance/repair contractors; and
- 3) Fuel tanker delivery semi-truck and trailers to supply gasoline and other fuel.

The right of way limits for a future roadway facility to be built as part of the Project is described in Exhibit "C-5" and depicted or illustrated on the map or drawing attached hereto as Exhibit "C-6" and, in each case, incorporated herein by reference ("Connector Road").

Easement Provisions:

- The City expressly reserves the right to convey, transfer or assign the easement rights subject to the same rights and limitations described herein.
- This Easement shall be subject to only use of access through, across, over, along and on all legal driveways and points of access from the Connector Road to be built with the Project and any future development, construction, building, installation, location, placement, and repairs to the Connector Road by the property owner, both current and heirs, successors and assigns, of the Easement Area and Ingress/Egress Property.
- Not including depreciation caused through normal use of the Easement, the beneficiary of the Easement shall perform all remedies and curative measures, repairing said improvements to existing conditions or better within the Easement Area in a reasonable

time frame at their expense should they or their employees, agents, and representatives cause damage due to gross negligence or willful misconduct. Said remedies and curative measures shall be performed by the beneficiary of the Easement following all current laws, including securing permits and approvals from appropriate jurisdiction agencies.

- The property owner, including its heirs, successors and assigns, of the Easement Area shall maintain a perpetual 24-foot-wide paved access area to the Ingress/Egress Property from the Connector Road. This paved area shall be free and clear of obstructions.
- The property owner, including its employees, agents, representatives, contractors, successors and assigns, shall not use this Easement in any manner that would impede, obstruct, or restrict the City's rights as defined herein, including without limitation, landscaping of the type that would prohibit or restrict reasonable pedestrian and vehicular access.
- This Easement and the rights and obligations therein shall run with the land and accrue to the benefit of and be binding upon and/or inure to the benefit of the City's and the property owner's respective heirs, successors and assigns. The Easement granted herein burdens the property owner of the Easement Area, and cannot be transferred separately from, or severed from title to it. No other easement or easements shall be granted on, under or over impairing or restricting the use of the Easement without prior written consent by the beneficiary of this Easement.

EXHIBIT C1
LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:

THAT PORTION OF PARCELS 1, 2 AND 3, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF ALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 42, PAGE 59 OF RECORD OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL 3; THENCE SOUTH 33° 38' 01" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL 3, A DISTANCE OF 171.61 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 56° 23' 39" WEST AND PARALLEL WITH THE NORTHERLY LINE OF SAID PARCEL 3, A DISTANCE OF 275.43 FEET TO A POINT 5.50 FEET EASTERLY MEASURED AT RIGHT ANGLE TO THE WESTERLY LINE OF SAID PARCEL 3; THENCE SOUTH 33° 36' 21" EAST AND PARALLEL WITH THE CENTERLINE OF MCKINLEY STREET, A DISTANCE OF 256.89 FEET; THENCE SOUTH 67° 53' 59" WEST AND PARALLEL WITH THE CENTERLINE OF SAMPSON AVENUE, A DISTANCE OF 5.61 FEET; THENCE SOUTH 33° 36' 21" EAST, A DISTANCE OF 11.23 FEET TO A POINT ON THE NORTHERLY LINE OF SAMPSON AVENUE, SAID NORTHERLY LINE BEING 47.50 FEET NORTHERLY AND PARALLEL TO THE CENTERLINE OF SAMPSON AVENUE; THENCE SOUTH 67° 53' 59" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 92.84 FEET; THENCE NORTH 33° 36' 21" WEST AND PARALLEL WITH THE CENTERLINE OF MCKINLEY STREET, A DISTANCE OF 234.76 FEET; THENCE SOUTH 56° 23' 39" WEST AND PARALLEL WITH THE NORTHERLY LINE OF PARCEL 2 OF SAID RECORD OF SURVEY, A DISTANCE OF 183.00 FEET TO A POINT ON THE EASTERLY LINE OF MCKINLEY STREET, SAID EASTERLY LINE BEING 50.00 FEET EASTERLY AND PARALLEL TO THE CENTERLINE OF MCKINLEY STREET; THENCE NORTH 33° 36' 21" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 220.34 FEET TO THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO EQUILON ENTERPRISES, LLC BY DEED RECORDED AUGUST 5, 1998 AS INSTRUMENT NO. 325460 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 56° 23' 39" EAST, ALONG THE SOUTHERLY LINE OF SAID PARCEL CONVEYED TO EQUILON ENTERPRISES, LLC, A DISTANCE OF 135.00 FEET; THENCE NORTH 33° 36' 21" WEST AND PARALLEL WITH THE CENTERLINE OF MCKINLEY STREET, ALONG THE EASTERLY LINE OF SAID PARCEL CONVEYED TO EQUILON ENTERPRISES, LLC, A DISTANCE OF 202.86 FEET TO A POINT ON THE SOUTHERLY LINE OF STATE HIGHWAY 91; THENCE NORTH 52° 49' 49" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 203.82 FEET; THENCE NORTH 59° 26' 29" EAST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 216.58 FEET TO THE NORTHEASTERLY CORNER OF PARCEL 1 OF SAID RECORD OF SURVEY; THENCE SOUTH 33° 38' 01" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 410.64 FEET TO THE **POINT OF BEGINNING**.

PARCEL B:

THAT PORTION OF PARCEL 3, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 42, PAGE 59 OF RECORD OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL 3; THENCE SOUTH 33° 38' 01" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL 3, AS DISTANCE OF 171.61 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 33° 38' 01" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL 3, A DISTANCE OF 324.22 FEET TO A POINT ON THE NORTH LINE OF SAMPSON

EXHIBIT C1
LEGAL DESCRIPTION
(Continued)

AVENUE, SAID NORTHERLY LINE BEING 47.50 FEET NORTHERLY AND PARALLEL TO THE CENTERLINE OF SAMPSON AVENUE; THENCE SOUTH 67° 53' 59" WEST, ALONG SAID NORTHERLY LINE A DISTANCE OF 275.85 FEET; THENCE NORTH 22° 06' 01" WEST, A DISTANCE OF 11.00 FEET; THENCE SOUTH 67° 53' 59", A DISTANCE OF 7.63 FEET TO A POINT ON A LINE 5.50 FEET EASTERLY AND PARALLEL WITH THE WESTERLY LINE OF SAID PARCEL 3; THENCE NORTH 33° 36' 21" WEST AND PARALLEL WITH THE WESTERLY LINE OF SAID PARCEL 3, A DISTANCE OF 256.89 FEET; THENCE NORTH 56° 23' 39" EAST AND PARALLEL WITH THE NORTHERLY LINE OF SAID PARCEL 3, A DISTANCE OF 275.43 FEET TO THE **POINT OF BEGINNING**.

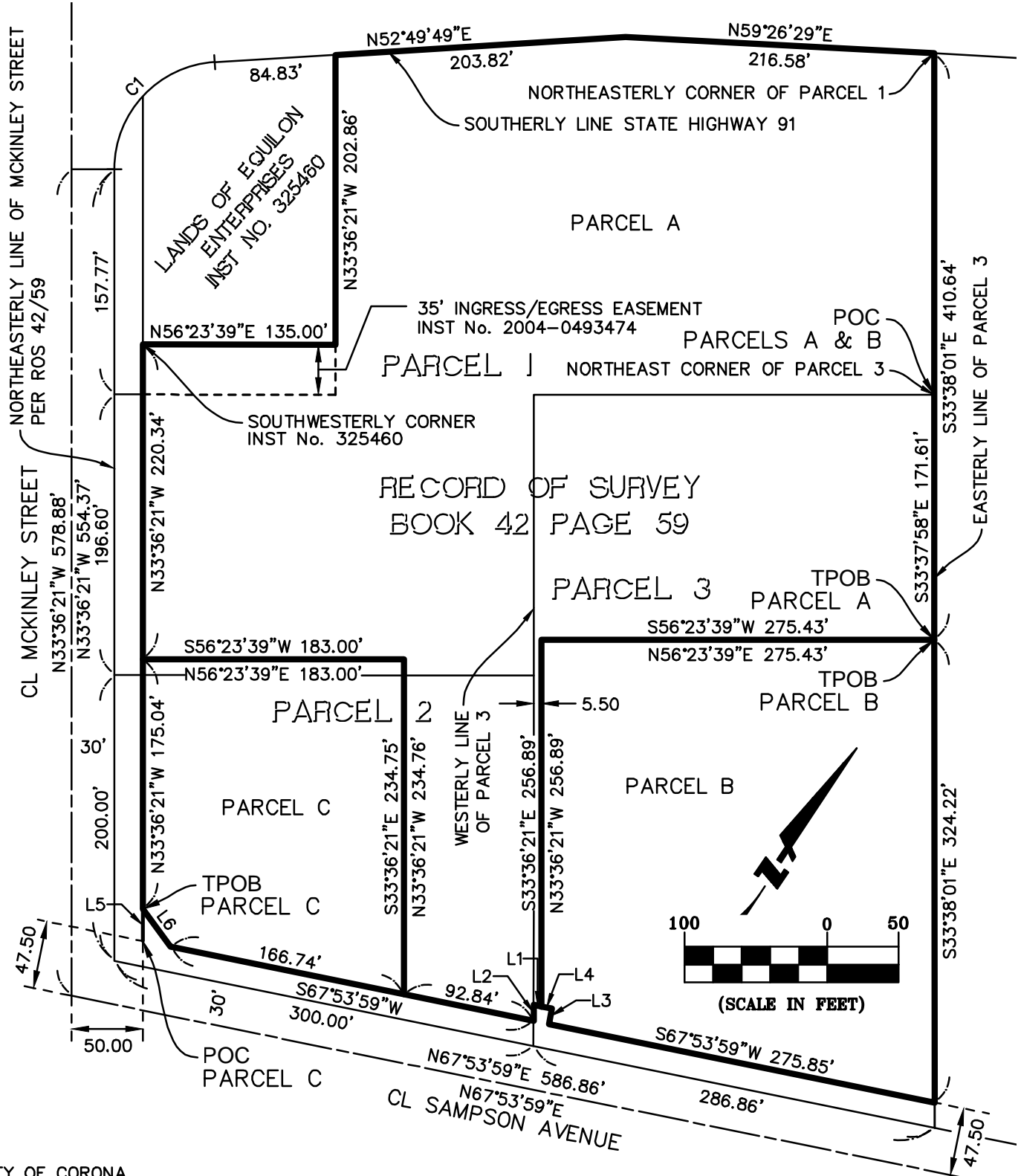
PARCEL C:

THAT PORTION OF PARCELS 1 AND 2 OF A RECORD OF SURVEY, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 42, PAGE 59 OF RECORD OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF A LINE PARALLEL TO AND 50.00 FEET NORTHEASTERLY OF THE CENTERLINE OF MCKINLEY STREET WITH A LINE PARALLEL TO AND 47.50 FEET NORTHWESTERLY OF THE CENTERLINE OF SAMPSON AVENUE, AS SAID STREETS ARE SHOWN ON SAID RECORD OF SURVEY; THENCE NORTH 33° 36' 21" WEST, PARALLEL TO SAID CENTERLINE OF MCKINLEY STREET 22.45 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING NORTH 33° 36' 21" WEST, 175.04 FEET; THENCE AT RIGHT ANGLES NORTH 56° 23' 39" EAST, 183.00 FEET; THENCE SOUTH 33° 36' 21" EAST, PARALLEL TO SAID CENTERLINE OF MCKINLEY STREET 234.75 FEET TO SAID PARALLEL TO SAMPSON AVENUE; THENCE SOUTH 67° 53' 59" WEST, 166.74 FEET; THENCE NORTH 70° 09' 18" WEST, 32.93 FEET TO THE **POINT OF BEGINNING**;

EXCEPT THEREFROM THE INTEREST CONVEYED TO THE CITY OF CORONA BY DEED RECORDED OCTOBER 30, 1991 AS INSTRUMENT NO. 376420 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXHIBIT C2
INGRESS/EGRESS PROPERTY



CITY OF CORONA
RIVERSIDE COUNTY, CALIFORNIA

PLAT TO ACCOMPANY LEGAL DESCRIPTION - REV-2



4675 MACARTHUR COURT
SUITE 400
NEWPORT BEACH, CA 92660
949-526-8460
949-526-8499 (FAX)

Subject INGRESS/EGRESS PROPERTY

Job No. 20180990

By NP Date 1/28/20 Chkd. DT

SHEET 1 OF 2

EXHIBIT C2
INGRESS/EGRESS PROPERTY

LINE TABLE		
	DIRECTION	LENGTH
L1	S67°53'59"W	5.61'
L2	S33°36'21"E	11.23'
L3	N22°06'01"W	11.00'
L4	S67°53'59"W	7.63'
L5	N33°36'21"W	22.45'
L6	N70°09'18"W	32.93'

CURVE TABLE			
	RADIUS	DELTA	LENGTH
C1	75.00'	86°26'10"	113.14'

LEGEND

POC= POINT OF COMMENCEMENT
TPOB= TRUE POINT OF BEGINNING
— = LIMITS OF DESCRIPTION
— = ROS 42/59 BOUNDARY
--- = CENTERLINE OF ROAD
--- = PARCEL 2 INGRESS/EGRESS
EASEMENT



CITY OF CORONA
RIVERSIDE COUNTY, CALIFORNIA

| PLAT TO ACCOMPANY LEGAL DESCRIPTION – REV-2



4675 MACARTHUR COURT
SUITE 400
NEWPORT BEACH, CA 92660
949-526-8460
949-526-8499 (FAX)

Subject INGRESS/EGRESS PROPERTY

Job No. 20180990

By NP Date 1/28/20 Chkd. DT
SHEET 2 OF 2

EXHIBIT C3
LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF PARCEL 1, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 42, PAGE 59 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF PARCEL 3, SHOWN ON SAID RECORD OF SURVEY, WITH THE NORTHEASTERLY LINE OF MCKINLEY STREET, 60 FEET WIDE, AS SHOWN THEREON; THENCE NORTH 33° 36' 21" WEST, 35 FEET ON SAID NORTHEASTERLY LINE OF MCKINLEY STREET; THENCE NORTH 56° 23' 39" EAST, 20 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 33° 36' 21" WEST, 173.76 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 75 FEET; THENCE NORTHERLY ON THE ARC OF SAID CURVE FROM A TANGENT BEARING NORTH 09° 13' 40" EAST, THROUGH A CENTRAL ANGLE OF 43° 35' 54" AND ARC DISTANCE OF 57.07 FEET; THENCE NORTH 52° 49' 34" EAST, 84.83 FEET; THENCE SOUTH 33° 36' 21" EAST, 202.90 FEET TO A POINT LOCATED NORTH 33° 36' 21" WEST, 35 FEET FROM THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF PARCEL 3, SHOWN ON SAID RECORD OF SURVEY; THENCE SOUTH 56° 23' 39" WEST, 135 FEET ON A LINE PARALLEL WITH AND 35 FEET NORTHWESTERLY OF SAID EXTENSION TO THE **POINT OF BEGINNING**.

EXCEPTING THEREFROM ANY OIL, GAS, AND OTHER MINERALS (INCLUDING, WITHOUT LIMITATION, HELIUM, LIGNITE, SULFUR, PHOSPHATE AND OTHER SOLID, LIQUID AND GASEOUS SUBSTANCES), REGARDLESS OF THE NATURE THEREOF AND WHETHER SIMILAR OR DISSIMILAR BUT ONLY TO THE EXTENT ANY OF THE FOREGOING IS IN ITS NATURAL STATE AND NATURAL LOCATION AND NOT SUBJECT TO THE DOMINION AND CONTROL OF ANY PERSON, AND, UPON THIRTY (30) DAYS PRIOR WRITTEN NOTICE TO GRANTEE, THE RIGHT TO EXPLORE FOR, DEVELOP AND PRODUCE SAME, AS WELL AS THE RIGHT TO LEASE SUCH PORTION OF THE PROPERTY HEREBY RESERVED FOR SUCH PURPOSES, AND ALL MINERAL AND ROYALTY RIGHTS WHATSOEVER IN, ON, UNDER AND PERTAINING TO THE PROPERTY; BUT GRANTOR, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE NO RIGHT TO USE, OR RIGHT OF INGRESS TO OR EGRESS FROM ANY PART OF THE SURFACE OF THE PROPERTY FOR EXPLORATION AND PRODUCING PURPOSES, EXCEPT WITH RESPECT TO (I) CURRENT ACTIVITIES AT AND ANY EXISTING CONTRACTUAL OR LEASEHOLD RIGHTS GRANTED TO THIRD PARTIES AND (II) ANY ADDITIONAL ACTIVITIES WHICH HAVE BEEN CONSENTED TO IN WRITING BY GRANTEE, WHOSE CONSENT SHALL NOT BE UNREASONABLY WITHHELD, AS RESERVED BY DEED RECORDED JUNE 25, 2004 AS INSTRUMENT NO. 2004-0493473 OF OFFICIAL RECORDS.

PARCEL 2:

A PERPETUAL EASEMENT OVER AND ACROSS THE FOLLOWING DESCRIBED LAND ADJOINING THE PREMISES ON THE SOUTHEAST:

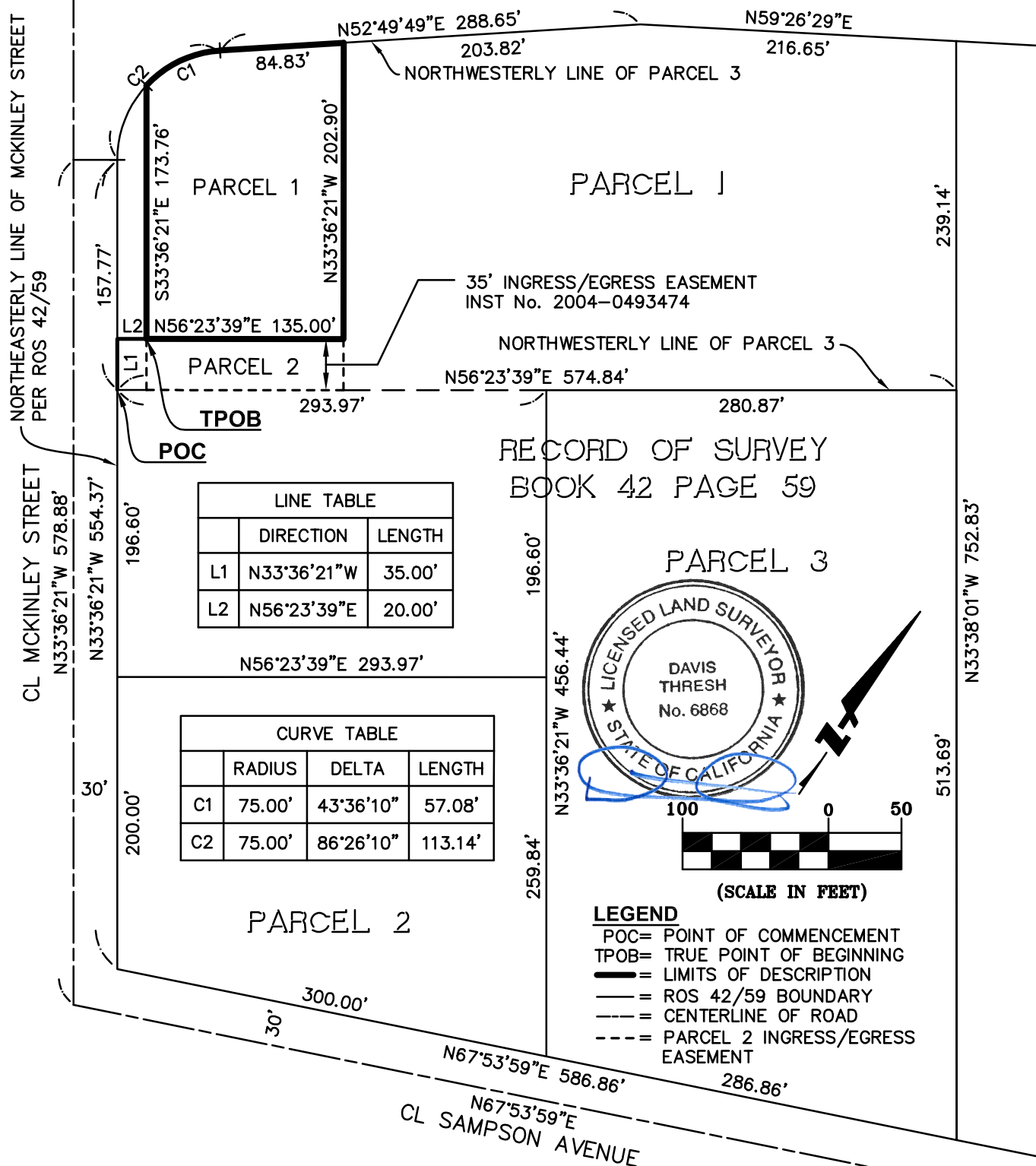
THAT PORTION OF PARCEL 1, SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 42, PAGE 59, RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

EXHIBIT C3
LEGAL DESCRIPTION
(Continued)

THE NORTHEASTERLY 135 FEET OF THE SOUTHWESTERLY 155 FEET OF THE SOUTHEASTERLY 35 FEET OF THAT PORTION OF PARCEL 1 SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 42, PAGE 59, RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS, LYING NORTHWESTERLY OF THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF PARCEL 3 AS SHOWN ON SAID RECORD OF SURVEY.

TO BE USED IN COMMON WITH GRANTOR AND FOR INGRESS AND EGRESS TO AND FROM THE PREMISES BY SHELL AND ITS SUBLESSEES AND ITS OR THEIR LICENSEES AND INVITEES WITH THE RIGHT IN SHELL TO INSTALL DRIVEWAYS, AREA LIGHTERS, PAVE THE EASEMENT AREA FOR DRIVEWAY PURPOSES, INSTALL ANY NECESSARY DRAINAGE STRUCTURE TO DRAIN SAID EASEMENT AREA AND NEITHER GRANTOR NOR SHELL EVER TO CAUSE OR PERMIT ANY OBSTRUCTION OF THE EASEMENT AREA OR ACCESS THERETO.

EXHIBIT C4 EASEMENT AREA



CITY OF CORONA
RIVERSIDE COUNTY, CALIFORNIA

PLAT TO ACCOMPANY LEGAL DESCRIPTION - REV-2



4675 MACARTHUR COURT
SUITE 400
NEWPORT BEACH, CA 92660
949-526-8460
949-526-8499 (FAX)

Subject EASEMENT AREA

Job No. 20180990

By NP Date 1/28/20 Chkd. DT
SHEET 1 OF 1

EXHIBIT C5
LEGAL DESCRIPTION

That portion of Parcels 1 and 2, in the City of Corona, County of Riverside, State of California, as shown by map on file in Book 42, Page 59 of Record of Survey, Records of Riverside County, more particularly described as follows:

COMMENCING at the intersection of the centerline of McKinley Street (102.00 feet wide) with the centerline of Sampson Avenue (77.50 feet wide);

THENCE northwesterly along said centerline of McKinley Street North 33°36'21" West 235.81 feet;

THENCE, perpendicular, North 56°23'39" East 50 feet to a point on the Easterly Line of McKinley Street and the **TRUE POINT OF BEGINNING**;

THENCE, northwesterly along said Easterly Line of McKinley Avenue, North 33°36'21" West 220.34 feet;

THENCE, perpendicular to and leaving said Easterly Line of McKinley Street, North 56°23'39" East 12.07 feet to a point of cusp with a non-tangent curve concave northerly, having a radius of 57.50 feet, the initial radial of which bears South 25°50'53" West;

THENCE, southeasterly along said curve an arc distance of 30.40 feet through a central angle of 30°17'25" to a point of reverse curvature with a curve, concave southwesterly, having a radius of 257.50 feet;

THENCE, southeasterly along said reverse curve, an arc distance of 189.44 feet through a central angle of 42°09'04";

THENCE South 48°18'49" East 10.00 feet to the beginning of a non-tangent curve, concave southwesterly, having a radius of 257.00 feet, the initial radial of which bears North 39°56'00" East;

THENCE, southeasterly along said curve 48.29 feet through a central angle of 10°45'56";

THENCE continuing southeasterly along said curve an arc distance of 77.23 feet through an arc angle of 17°13'01";

THENCE, perpendicular to the Northerly Line of Sampson Avenue, South 22°06'01" East 120.58 feet;

THENCE South 42°17'58" East 2.73 feet to the beginning of a non-tangent curve, concave northerly, having a radius of 27.00 feet, a radial bearing to said point bears South 67°54'19" West;

THENCE, southerly and easterly along said curve an arc distance of 42.41 feet through a central angle of 90°00'00" to a point on the Northerly Line of Sampson Avenue;

THENCE South 67°53'59" West 140.55 feet along said Northerly Line;

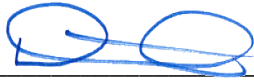
THENCE North 70°09'18" West 32.93 feet to a point on the Easterly Line of McKinley Street;

THENCE, northwesterly along said Easterly Line, North 33°36'21" West 175.04 feet to the **TRUE POINT OF BEGINNING**.

EXHIBIT C5
LEGAL DESCRIPTION
(Continued)

Containing 1.308 square acres, more or less.

As shown on plat attached hereto and by this reference made part hereof as Exhibit D6.

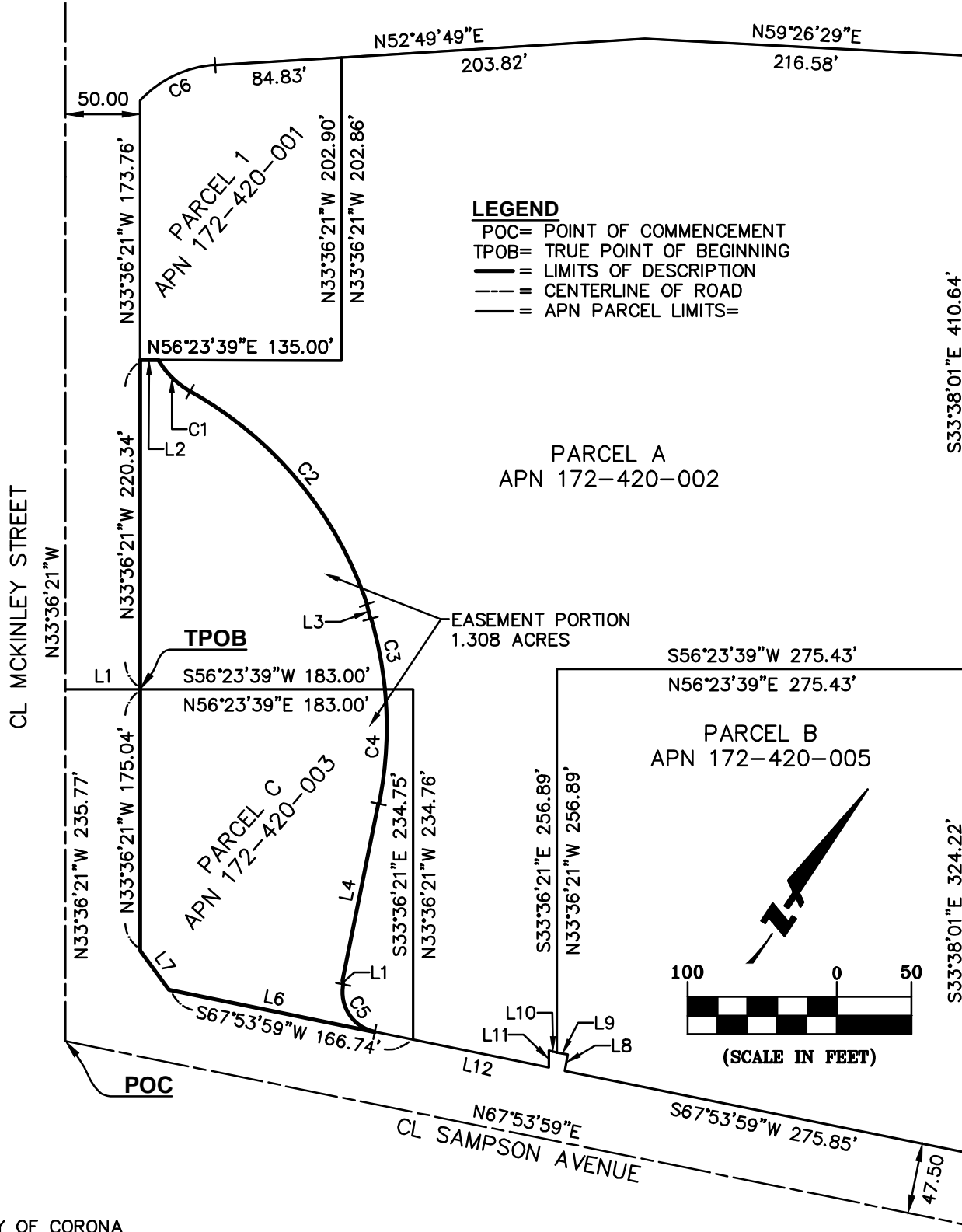


Davis Thresh, P.L.S. No. 6868

1/28/2020
Dated



EXHIBIT C6 CONNECTOR ROAD



CITY OF CORONA
 RIVERSIDE COUNTY, CALIFORNIA

PLAT TO ACCOMPANY LEGAL DESCRIPTION - REV-2



4675 MACARTHUR COURT
 SUITE 400
 NEWPORT BEACH, CA 92660
 949-526-8460
 949-526-8499 (FAX)

Subject CONNECTOR ROAD

Job No. 20180990

By NP Date 1/28/20 Chkd. DT
 SHEET 1 OF 2

EXHIBIT C6
CONNECTOR ROAD

LINE TABLE		
	DIRECTION	LENGTH
L1	N56°23'39"E	50.00'
L1	S42°17'58"E	2.73'
L2	N56°23'39"E	12.07'
L3	S48°18'49"E	10.00'
L4	S22°06'01"E	120.58'
L6	S67°53'59"W	140.56'
L7	N70°09'18"W	32.93'
L8	N22°06'01"W	11.00'
L9	S67°53'59"W	7.63'
L10	S67°53'59"W	5.61'

LINE TABLE			
	DIRECTION	LENGTH	
L11	S33°36'21"E	11.23'	
L12	S67°53'59"W	92.84'	
CURVE TABLE			
	RADIUS	DELTA	LENGTH
C1	57.50'	30°17'25"	30.40'
C2	257.50'	42°09'04"	189.44'
C3	257.00'	10°45'56"	48.29'
C4	257.00'	17°13'01"	77.23'
C5	27.00'	90°00'00"	42.41'
C6	75.00'	43°36'10"	57.08'



CITY OF CORONA
RIVERSIDE COUNTY, CALIFORNIA

| PLAT TO ACCOMPANY LEGAL DESCRIPTION – REV-2



4675 MACARTHUR COURT
SUITE 400
NEWPORT BEACH, CA 92660
949-526-8460
949-526-8499 (FAX)

Subject CONNECTOR ROAD

Job No. 20180990

By NP Date 1/28/20 Chkd. DT
SHEET 2 OF 2

EXHIBIT C

**TEMPORARY CONSTRUCTION EASEMENT
ATTACHMENT TO LEGAL DESCRIPTION
APN: 172-420-002
PARCEL ID: MSGS-02A
COMMERCIAL PROPERTY**

The parcel of land described in Exhibit “D1” is to be used for temporary construction purposes by City of Corona, a Municipal Corporation, and its employees, agents, representatives, contractors, successors and assigns (collectively, the “City”) in connection with the construction of the McKinley Grade Separation Project (“Project”). The right of usage acquired for the non-exclusive temporary construction easement parcel described in Exhibit “D1” and depicted in Exhibit “D2” (“TCE”) attached hereto shall be for a period starting on January 24th, 2021 and end August 31, 2025 (“Term”). A portion of the temporary construction easement shall be exclusive throughout the Term and is depicted as General Exclusive Use Area in Exhibit “D3” (“TCE Exclusive Use Area”) attached hereto, unless explicitly mentioned in this cover letter all other portions of the temporary construction easement are non-exclusive use.

The City expressly reserves the right to convey, transfer or assign the TCE subject to the same rights and limitations described herein.

Work Description / Easement Provisions:

- The City’s work activities shall include:
 - Removal of asphalt, concrete curbs, landscaping, and other features as required for the Project.
 - Establish a staging area to construct a bridge.
 - Construct sidewalks, curbs, gutters, retaining walls for a new connector road from Sampson Avenue to McKinley Street.
 - Reconfigure a portion of the parking lot adjacent to the new connector road.
 - Remove the driveway between the existing strip mall and Outback Steakhouse.
 - Minor re-grading of the parking lot area adjacent to new driveways along the new connector road.
 - Construct drainage improvements including storm drain pipes, inlets, and grates necessary to drain parking areas/drive aisles adjacent to the new connector road.
- Thirty-seven (37) total parking stalls immediately adjacent to the strip mall will be temporarily impacted during the Construction Period of the adjacent driveway and grading/drainage improvements. Construction will be phased to minimize this short-term loss of parking stalls. A minimum of 18 parking stalls in this area will be maintained at all times with sufficient access from either the new connector road or Sampson Avenue, and not more than 19 stalls will be out of service/inaccessible for each phase of this parking area construction. Each phase will occur for five (5) consecutive calendar days with both phases running consecutively for no more than ten (10) consecutive calendar days total to complete all drive aisle/parking reconfiguration by the City. During each five (5) consecutive calendar days periods, the use shall be exclusive. This area is depicted as Parking Exclusive Use Area in Exhibit “E3” attached hereto.

- Parking areas/drive aisles west of the drive aisle immediately adjacent to the strip mall will be fenced off and inaccessible during the Term. Other than noted immediately above, the City shall maintain access to the drive aisle and parking immediately adjacent to the strip mall from Sampson Avenue or the new connector road during construction of the Project.
- Between December 15, 2024 and July 15, 2025, northbound traffic along McKinley Street cannot access the subject property without using Project construction detour routes from McKinley Street to either Buchannon Street or Promenade Avenue then Sampson Avenue. Additionally, during this term traffic generated from the subject property cannot access McKinley Street without using Project construction detour routes from Sampson Avenue to Buchannon Street, Magnolia Avenue or Promenade Avenue then McKinley Street.
- The City shall maintain all existing drainage patterns during construction, including installation of temporary drainage facilities as necessary, such that drainage is not impeded on property or right of way.
- Reasonable pedestrian and vehicular access to the property shall be maintained.
- Improvements within the TCE area will be removed as needed by the City to allow for construction activities. Any improvements so removed will either be replaced in kind or included in the compensation paid by the City.
- Prior to the termination of the Construction Period, the City will remove from the TCE area all construction equipment including any temporary fence, temporary improvements, and all construction related debris.

EXHIBIT D1
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

That portion of Parcels 1 and 2, in the City of Corona, County of Riverside, State of California, as shown by map on file in Book 42, Page 59 of Record of Survey, Records of Riverside County, more particularly described as follows:

COMMENCING at the intersection of the centerline of McKinley Street (102.00 feet wide) with the centerline of Sampson Avenue (77.50 feet wide);

THENCE northwesterly along said centerline of McKinley Street North $33^{\circ}36'21''$ West 235.81 feet;

THENCE perpendicular North $56^{\circ}23'39''$ East 50 feet to a point on the Easterly Line of McKinley Street;

THENCE continuing North $56^{\circ}23'39''$ East 163.84 feet to the **TRUE POINT OF BEGINNING**,

THENCE continuing North $56^{\circ}23'39''$ East 19.18 feet;

THENCE South $33^{\circ}36'21''$ East 234.76 feet to a point on the Northerly Line of Sampson Avenue;

THENCE North $67^{\circ}53'59''$ East 27.55 feet along said Northerly Line;

THENCE North $33^{\circ}36'21''$ West 43.64 feet;

THENCE South $56^{\circ}23'39''$ West 20.22 feet;

THENCE North $33^{\circ}36'21''$ West 397.94 feet;

THENCE South $56^{\circ}23'39''$ West 19.97 feet;

THENCE North $33^{\circ}36'21''$ West 19.01 feet;

THENCE South $56^{\circ}23'39''$ West 157.74 feet to a point of cusp with a non-tangent curve concave northerly, having a radius of 57.50 feet, the initial radial of which bears South $25^{\circ}50'53''$ West;

THENCE, southeasterly along said curve an arc distance of 30.40 feet through a central angle of $30^{\circ}17'25''$ to a point of reverse curvature with a curve, concave southwesterly, having a radius of 257.50 feet;


THENCE, southeasterly along said reverse curve, an arc distance of 189.44 feet through a central angle of $42^{\circ}09'04''$, a radial to said point bears North $37^{\circ}42'31''$ East;

THENCE South $48^{\circ}18'49''$ East 10.00 feet to the beginning of a non-tangent curve, concave southwesterly, having a radius of 257.00 feet, the initial radial of which bears North $39^{\circ}56'00''$ East;

THENCE, southeasterly along said curve 48.29 feet through a central angle of $10^{\circ}45'56''$ to the **TRUE POINT OF BEGINNING**;

Containing 0.437 square acres, more or less.

As shown on plat attached hereto and by this reference made part hereof as Exhibit C2.



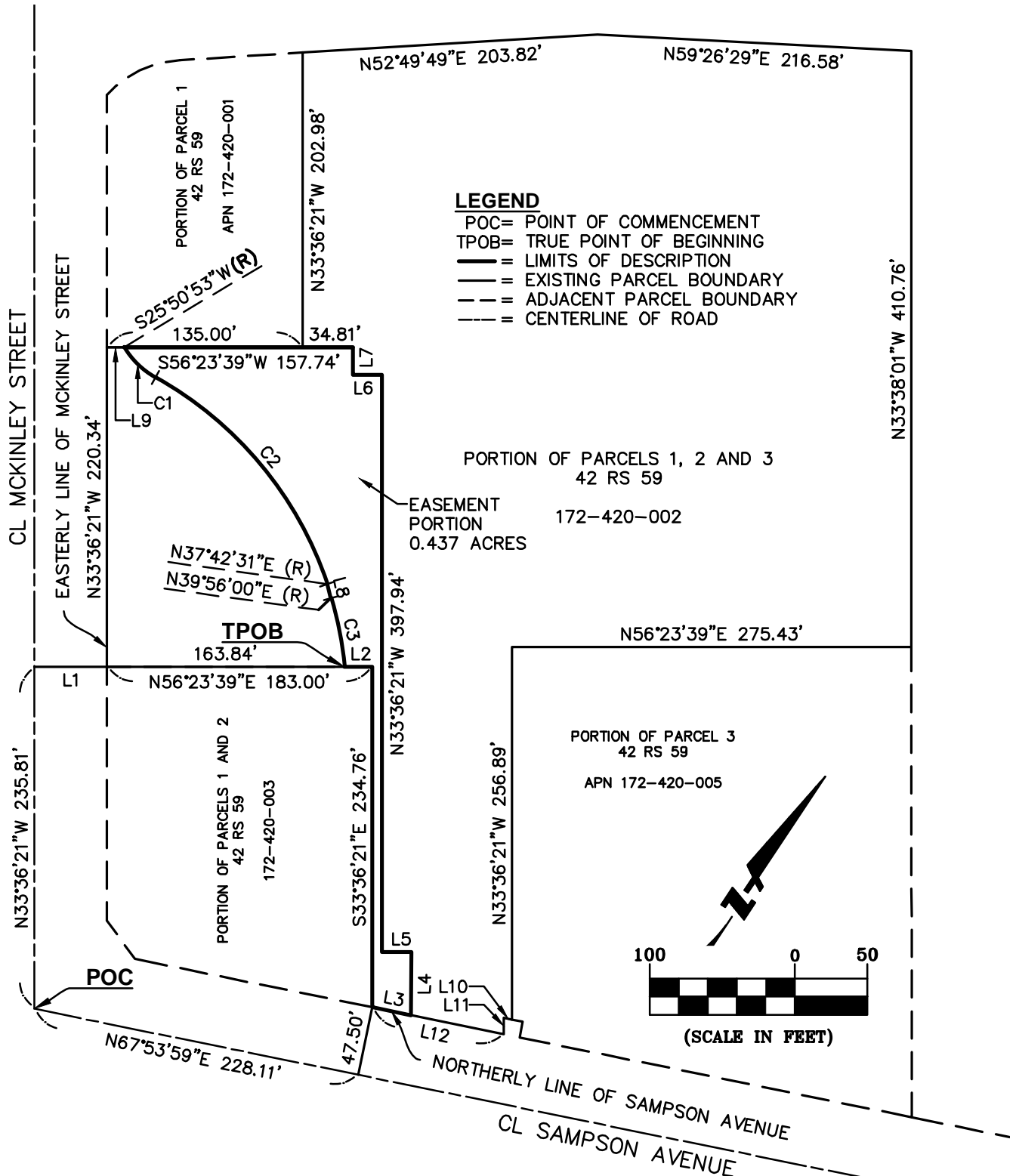
Davis Thresh, P.L.S. No. 6868

1/28/2020
Dated



EXHIBIT D2

TEMPORARY CONSTRUCTION EASEMENT



CITY OF CORONA
RIVERSIDE COUNTY, CALIFORNIA

PLAT TO ACCOMPANY LEGAL DESCRIPTION - REV-1



4675 MACARTHUR COURT
SUITE 400
NEWPORT BEACH, CA 92660
949-526-8460
949-526-8499 (FAX)

Subject TEMPORARY CONSTRUCTION
EASEMENT - APN 172-420-002
Job No. 20180990
By NP Date 1/28/20 Chkd. DT
SHEET 1 OF 2

EXHIBIT D2

TEMPORARY CONSTRUCTION EASEMENT

LINE TABLE		
	DIRECTION	LENGTH
L1	N56°23'39"E	50.00'
L2	S56°23'39"W	19.18'
L3	N67°53'59"E	27.55'
L4	N33°36'21"W	43.64'
L5	S56°23'39"W	20.22'
L6	S56°23'39"W	19.97'
L7	N33°36'21"W	19.01'
L8	S48°18'49"E	10.00'
L9	N56°23'39"E	135.00'

LINE TABLE		
	DIRECTION	LENGTH
L10	N67°53'59"E	5.61'
L11	N33°36'21"W	11.23'
L12	N67°53'59"E	92.84'

CURVE TABLE			
	RADIUS	DELTA	LENGTH
C1	57.50'	30°17'25"	30.40'
C2	257.50'	42°09'04"	189.44'
C3	257.00'	10°45'56"	48.29'



CITY OF CORONA
RIVERSIDE COUNTY, CALIFORNIA

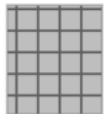
| PLAT TO ACCOMPANY LEGAL DESCRIPTION - REV-1



4675 MACARTHUR COURT
SUITE 400
NEWPORT BEACH, CA 92660
949-526-8460
949-526-8499 (FAX)

Subject TEMPORARY CONSTRUCTION
EASEMENT - APN 172-420-002
Job No. 20180990
By NP Date 1/28/20 Chkd. DT
SHEET 2 OF 2

EXHIBIT D3
TCE EXCLUSIVE USE AREA



General Exclusive Use Area
MSGS-02A AREA = 9,250 SF
MSGS-02B AREA = 500 SF
Total Area = 9,750 SF



Parking Exclusive Use Area
MSGS-02A AREA = 11,750 SF
MSGS-02B AREA = 500 SF
Total Area = 12,250 SF

**TEMPORARY CONSTRUCTION EASEMENT
ATTACHMENT TO LEGAL DESCRIPTION
APN: 172-420-003
PARCEL ID: MSGS-02B
COMMERCIAL PROPERTY**

The parcel of land described in Exhibit “E1” is to be used for temporary construction purposes by City of Corona, a Municipal Corporation, and its employees, agents, representatives, contractors, successors and assigns (collectively, the “City”) in connection with the construction of the McKinley Grade Separation Project (“Project”). The right of usage acquired for the temporary construction easement parcel described in Exhibit “E1” and depicted in Exhibit “E2” (“TCE”) attached hereto shall be for a period starting on January 24th, 2021 and end August 31, 2025 (“Term”). A portion of the temporary construction easement shall be exclusive throughout the Term and is depicted as General Exclusive Use Area in Exhibit “E3” (“TCE Exclusive Use Area”) attached hereto, unless explicitly mentioned in this cover letter all other portions of the temporary construction easement are non-exclusive use.

The City expressly reserves the right to convey, transfer or assign the TCE subject to the same rights and limitations described herein.

Work Description / Easement Provisions:

- The City’s work activities shall include:
 - Removal of asphalt, concrete curbs, landscaping, and other features as required for the Project.
 - Establish a staging area to construct a bridge.
 - Construct sidewalks, curbs, gutters, retaining walls for a new connector road from Sampson Avenue to McKinley Street.
 - Reconfigure a portion of the parking lot adjacent to the new connector road.
 - Remove the driveway between the existing strip mall and Outback Steakhouse.
 - Minor re-grading of the parking lot area adjacent to new driveways along the new connector road.
 - Construct drainage improvements including storm drain pipes, inlets, and grates necessary to drain parking areas/drive aisles adjacent to the new connector road.
- Thirty-seven (37) total parking stalls immediately adjacent to the strip mall will be temporarily impacted during the Construction Period of the adjacent driveway and grading/drainage improvements. Construction will be phased to minimize this short-term loss of parking stalls. A minimum of 18 parking stalls in this area will be maintained at all times with sufficient access from either the new connector road or Sampson Avenue, and not more than 19 stalls will be out of service/inaccessible for each phase of this parking area construction. Each phase will occur for five (5) consecutive calendar days with both phases running consecutively for no more than ten (10) consecutive calendar days total to complete all drive aisle/parking reconfiguration by the City. During each five (5) consecutive calendar days periods, the use shall be exclusive. This area is depicted as Parking Exclusive Use Area in Exhibit “E3” attached hereto.

- Parking areas/drive aisles west of the drive aisle immediately adjacent to the strip mall will be fenced off and inaccessible during the Term. Other than noted immediately above, the City shall maintain access to the drive aisle and parking immediately adjacent to the strip mall from Sampson Avenue or the new connector road during construction of the Project.
- Between December 15, 2024 and July 15, 2025, northbound traffic along McKinley Street cannot access the subject property without using Project construction detour routes from McKinley Street to either Buchannon Street or Promenade Avenue then Sampson Avenue. Additionally, during this term traffic generated from the subject property cannot access McKinley Street without using Project construction detour routes from Sampson Avenue to Buchannon Street, Magnolia Avenue or Promenade Avenue then McKinley Street.
- The City shall maintain all existing drainage patterns during construction, including installation of temporary drainage facilities as necessary, such that drainage is not impeded on property or right of way.
- Reasonable pedestrian and vehicular access to the property shall be maintained.
- Improvements within the TCE area will be removed as needed by the City to allow for construction activities. Any improvements so removed will either be replaced in kind or included in the compensation paid by the City.
- Prior to the termination of the Construction Period, the City will remove from the TCE area all construction equipment including any temporary fence, temporary improvements, and all construction related debris.

EXHIBIT E1
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

That portion of Parcels 1 and 2, in the City of Corona, County of Riverside, State of California, as shown by map on file in Book 42, Page 59 of Record of Survey, Records of Riverside County, more particularly described as follows:

COMMENCING at the intersection of the centerline of McKinley Street (102.00 feet wide) with the centerline of Sampson Avenue (77.50 feet wide);

THENCE northwesterly along said centerline of McKinley Street North 33°36'21" West 235.81 feet;

THENCE perpendicular North 56°23'39" East 50 feet to a point on the Easterly Line of McKinley Street;

THENCE continuing North 56°23'39" East 163.84 feet to the **TRUE POINT OF BEGINNING**,

THENCE continuing North 56°23'39" East 19.18 feet;

THENCE South 33°36'21" East 234.76 feet to a point on the Northerly Line of Sampson Avenue;

THENCE South 67°53'59" West 26.18 feet along said Northerly Line to a tangent curve, concave northerly, having a radius of 27.00 feet;

THENCE, southerly and northwesterly along said curve an arc distance of 42.41 feet through a central angle of 90°00'00", a radial bearing to said point bears South 67°54'19" West;

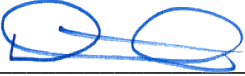
THENCE North 42°17'58" West 2.73 feet;

THENCE, perpendicular to the Northerly Line of Sampson Avenue, North 22°06'01" West 120.58 feet to the beginning of a tangent curve, concave southwesterly, having a radius of 257.00 feet;

THENCE, northwesterly along said curve an arc distance of 77.23 feet through an arc angle of 17°13'01" to the **TRUE POINT OF BEGINNING**, a radial bearing to said point bears North 50°41'56" East.

Containing 0.165 square acres, more or less.

As shown on plat attached hereto and by this reference made part hereof as Exhibit C2.



Davis Thresh, P.L.S. No. 6868

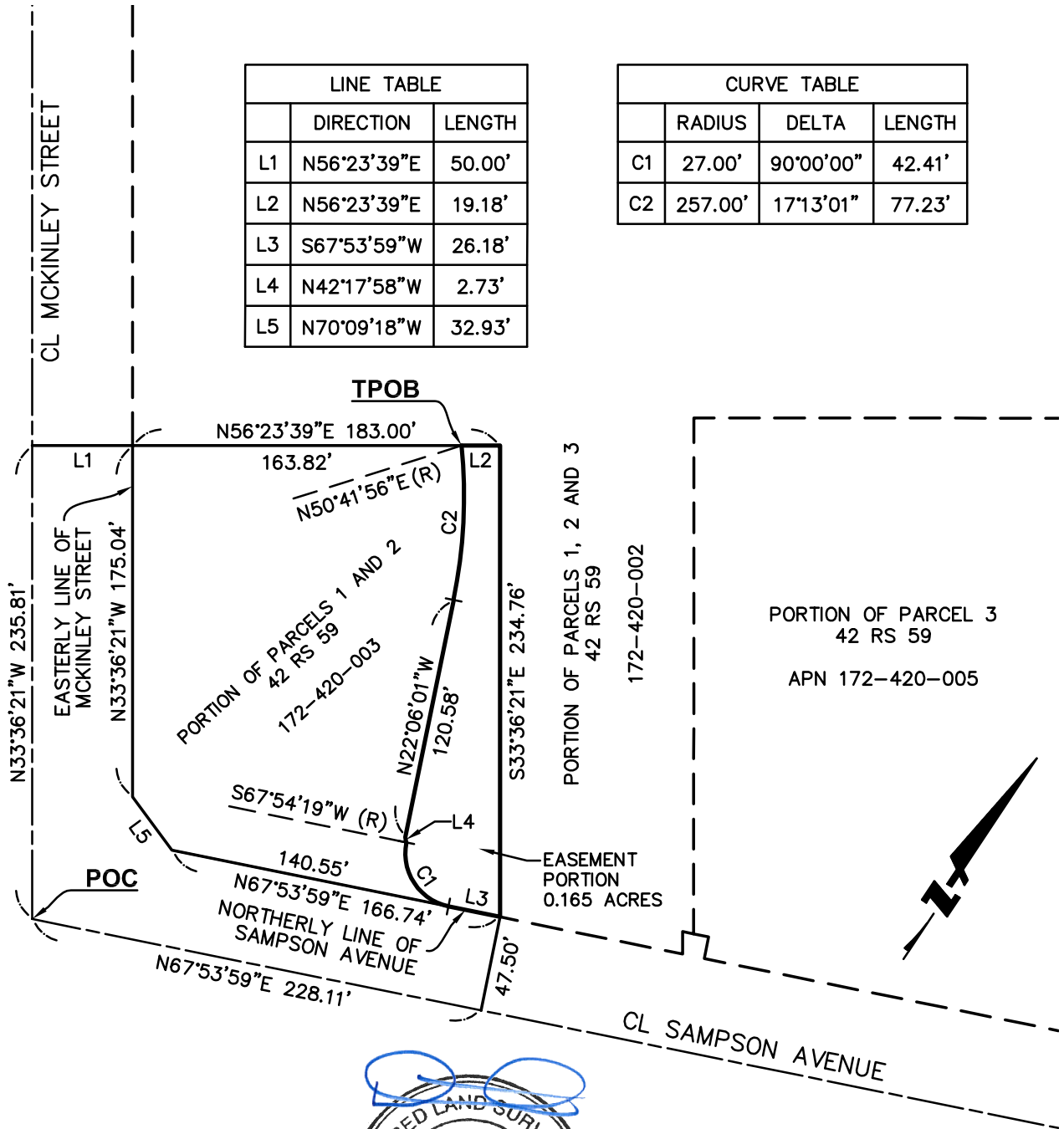
1/28/2020
Dated



EXHIBIT E2 **TEMPORARY CONSTRUCTION EASEMENT**

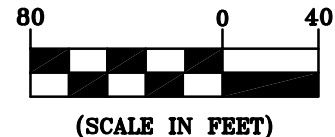
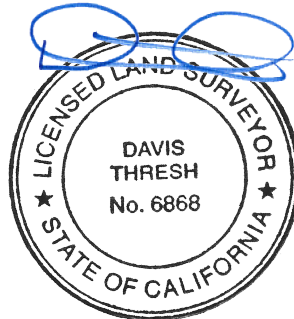
LINE TABLE		
	DIRECTION	LENGTH
L1	N56°23'39"E	50.00'
L2	N56°23'39"E	19.18'
L3	S67°53'59"W	26.18'
L4	N42°17'58"W	2.73'
L5	N70°09'18"W	32.93'

CURVE TABLE			
	RADIUS	DELTA	LENGTH
C1	27.00'	90°00'00"	42.41'
C2	257.00'	17°13'01"	77.23'



LEGEND

- POC = POINT OF COMMENCEMENT
- TPOB = TRUE POINT OF BEGINNING
- = LIMITS OF DESCRIPTION
- = EXISTING PARCEL BOUNDARY
- - - = ADJACENT PARCEL BOUNDARY
- - - = CENTERLINE OF ROAD



CITY OF CORONA
 RIVERSIDE COUNTY, CALIFORNIA

PLAT TO ACCOMPANY LEGAL DESCRIPTION - REV-1



4675 MACARTHUR COURT
 SUITE 400
 NEWPORT BEACH, CA 92660
 949-526-8460
 949-526-8499 (FAX)

Subject TEMPORARY CONSTRUCTION
EASEMENT - APN 172-420-003
 Job No. 20180990
 By NP Date 1/28/20 Chkd WS
 SHEET 1 OF 1

EXHIBIT E3
TCE EXCLUSIVE USE AREA



General Exclusive Use Area
MSGS-02A AREA = 9,250 SF
MSGS-02B AREA = 500 SF
Total Area = 9,750 SF

Parking Exclusive Use Area
MSGS-02A AREA = 11,750 SF
MSGS-02B AREA = 500 SF
Total Area = 12,250 SF

EXHIBIT D

INTERMITTENT PARKING AREA INTERESTS
ATTACHMENT TO LEGAL DESCRIPTION
APN'S: 172-420-002, 172-420-003, 172-420-004, 172-420-005
PARCEL ID'S: MSGS-02A, MSGS-02B
COMMERCIAL PROPERTY

During the construction of the McKinley Grade Separation Project ("Project"), parking outside of existing temporary construction or fee acquisition interests acquired by the City from the subject property owner for the Project will occur within a portion of the land described in Exhibit "F-1" and depicted in Exhibit "F-2", in each case, incorporated herein by reference ("Intermittent Parking Area Property"). The specific location of where parking occurred within the Intermittent Parking Area Property is depicted in Exhibit "F-3" ("Intermittent Parking Area"). Parking within the Intermittent Parking Area commenced on July 1, 2023 and ended August 31, 2025 ("Intermittent Parking Area Term"). The City and or assigns, successors, contractors, and other Project personnel occupied no more than eight (8) parking stalls of the fifty-nine (59) parking stalls within the Intermittent Parking Area throughout the Intermittent Parking Area Term.

EXHIBIT F1
LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:

THAT PORTION OF PARCELS 1, 2 AND 3, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF ALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 42, PAGE 59 OF RECORD OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL 3; THENCE SOUTH 33° 38' 01" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL 3, A DISTANCE OF 171.61 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 56° 23' 39" WEST AND PARALLEL WITH THE NORTHERLY LINE OF SAID PARCEL 3, A DISTANCE OF 275.43 FEET TO A POINT 5.50 FEET EASTERLY MEASURED AT RIGHT ANGLE TO THE WESTERLY LINE OF SAID PARCEL 3; THENCE SOUTH 33° 36' 21" EAST AND PARALLEL WITH THE CENTERLINE OF MCKINLEY STREET, A DISTANCE OF 256.89 FEET; THENCE SOUTH 67° 53' 59" WEST AND PARALLEL WITH THE CENTERLINE OF SAMPSON AVENUE, A DISTANCE OF 5.61 FEET; THENCE SOUTH 33° 36' 21" EAST, A DISTANCE OF 11.23 FEET TO A POINT ON THE NORTHERLY LINE OF SAMPSON AVENUE, SAID NORTHERLY LINE BEING 47.50 FEET NORTHERLY AND PARALLEL TO THE CENTERLINE OF SAMPSON AVENUE; THENCE SOUTH 67° 53' 59" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 92.84 FEET; THENCE NORTH 33° 36' 21" WEST AND PARALLEL WITH THE CENTERLINE OF MCKINLEY STREET, A DISTANCE OF 234.76 FEET; THENCE SOUTH 56° 23' 39" WEST AND PARALLEL WITH THE NORTHERLY LINE OF PARCEL 2 OF SAID RECORD OF SURVEY, A DISTANCE OF 183.00 FEET TO A POINT ON THE EASTERLY LINE OF MCKINLEY STREET, SAID EASTERLY LINE BEING 50.00 FEET EASTERLY AND PARALLEL TO THE CENTERLINE OF MCKINLEY STREET; THENCE NORTH 33° 36' 21" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 220.34 FEET TO THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO EQUILON ENTERPRISES, LLC BY DEED RECORDED AUGUST 5, 1998 AS INSTRUMENT NO. 325460 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 56° 23' 39" EAST, ALONG THE SOUTHERLY LINE OF SAID PARCEL CONVEYED TO EQUILON ENTERPRISES, LLC, A DISTANCE OF 135.00 FEET; THENCE NORTH 33° 36' 21" WEST AND PARALLEL WITH THE CENTERLINE OF MCKINLEY STREET, ALONG THE EASTERLY LINE OF SAID PARCEL CONVEYED TO EQUILON ENTERPRISES, LLC, A DISTANCE OF 202.86 FEET TO A POINT ON THE SOUTHERLY LINE OF STATE HIGHWAY 91; THENCE NORTH 52° 49' 49" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 203.82 FEET; THENCE NORTH 59° 26' 29" EAST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 216.58 FEET TO THE NORTHEASTERLY CORNER OF PARCEL 1 OF SAID RECORD OF SURVEY; THENCE SOUTH 33° 38' 01" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 410.64 FEET TO THE **POINT OF BEGINNING**.

PARCEL B:

THAT PORTION OF PARCEL 3, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 42, PAGE 59 OF RECORD OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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EXHIBIT F1
LEGAL DESCRIPTION
(Continued)

AVENUE, SAID NORTHERLY LINE BEING 47.50 FEET NORTHERLY AND PARALLEL TO THE CENTERLINE OF SAMPSON AVENUE; THENCE SOUTH 67° 53' 59" WEST, ALONG SAID NORTHERLY LINE A DISTANCE OF 275.85 FEET; THENCE NORTH 22° 06' 01" WEST, A DISTANCE OF 11.00 FEET; THENCE SOUTH 67° 53' 59", A DISTANCE OF 7.63 FEET TO A POINT ON A LINE 5.50 FEET EASTERLY AND PARALLEL WITH THE WESTERLY LINE OF SAID PARCEL 3; THENCE NORTH 33° 36' 21" WEST AND PARALLEL WITH THE WESTERLY LINE OF SAID PARCEL 3, A DISTANCE OF 256.89 FEET; THENCE NORTH 56° 23' 39" EAST AND PARALLEL WITH THE NORTHERLY LINE OF SAID PARCEL 3, A DISTANCE OF 275.43 FEET TO THE **POINT OF BEGINNING**.

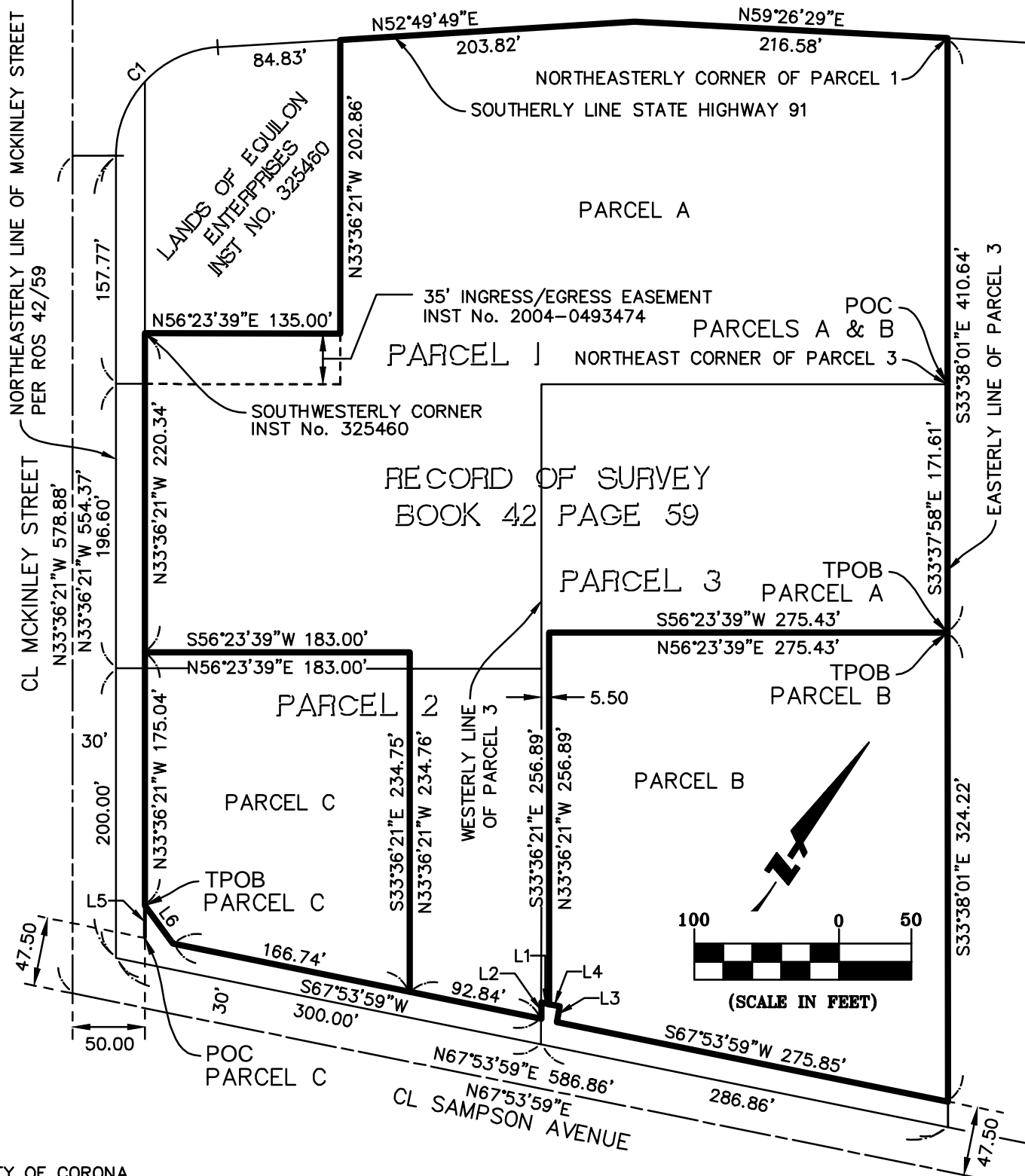
PARCEL C:

THAT PORTION OF PARCELS 1 AND 2 OF A RECORD OF SURVEY, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 42, PAGE 59 OF RECORD OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF A LINE PARALLEL TO AND 50.00 FEET NORTHEASTERLY OF THE CENTERLINE OF MCKINLEY STREET WITH A LINE PARALLEL TO AND 47.50 FEET NORTHWESTERLY OF THE CENTERLINE OF SAMPSON AVENUE, AS SAID STREETS ARE SHOWN ON SAID RECORD OF SURVEY; THENCE NORTH 33° 36' 21" WEST, PARALLEL TO SAID CENTERLINE OF MCKINLEY STREET 22.45 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING NORTH 33° 36' 21" WEST, 175.04 FEET; THENCE AT RIGHT ANGLES NORTH 56° 23' 39" EAST, 183.00 FEET; THENCE SOUTH 33° 36' 21" EAST, PARALLEL TO SAID CENTERLINE OF MCKINLEY STREET 234.75 FEET TO SAID PARALLEL TO SAMPSON AVENUE; THENCE SOUTH 67° 53' 59" WEST, 166.74 FEET; THENCE NORTH 70° 09' 18" WEST, 32.93 FEET TO THE **POINT OF BEGINNING**;

EXCEPT THEREFROM THE INTEREST CONVEYED TO THE CITY OF CORONA BY DEED RECORDED OCTOBER 30, 1991 AS INSTRUMENT NO. 376420 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXHIBIT F2
INTERMITTENT PARKING
AREA PROPERTY



CITY OF CORONA
 RIVERSIDE COUNTY, CALIFORNIA

PLAT TO ACCOMPANY LEGAL DESCRIPTION - REV-2



4675 MACARTHUR COURT
 SUITE 400
 NEWPORT BEACH, CA 92660
 949-526-8460
 949-526-8499 (FAX)

Subject INGRESS/EGRESS PROPERTY

Job No. 20180990

By NP Date 1/28/20 Chkd. DT

SHEET 1 OF 2

EXHIBIT F2
INTERMITTENT PARKING
AREA PROPERTY

LINE TABLE		
	DIRECTION	LENGTH
L1	S67°53'59"W	5.61'
L2	S33°36'21"E	11.23'
L3	N22°06'01"W	11.00'
L4	S67°53'59"W	7.63'
L5	N33°36'21"W	22.45'
L6	N70°09'18"W	32.93'

CURVE TABLE			
	RADIUS	DELTA	LENGTH
C1	75.00'	86°26'10"	113.14'

LEGEND

POC= POINT OF COMMENCEMENT
TPOB= TRUE POINT OF BEGINNING
— = LIMITS OF DESCRIPTION
— = ROS 42/59 BOUNDARY
--- = CENTERLINE OF ROAD
--- = PARCEL 2 INGRESS/EGRESS
EASEMENT



CITY OF CORONA
RIVERSIDE COUNTY, CALIFORNIA

| PLAT TO ACCOMPANY LEGAL DESCRIPTION – REV-2



4675 MACARTHUR COURT
SUITE 400
NEWPORT BEACH, CA 92660
949-526-8460
949-526-8499 (FAX)

Subject INGRESS/EGRESS PROPERTY

Job No. 20180990

By NP Date 1/28/20 Chkd. DT

SHEET 2 OF 2

EXHIBIT F3
INTERMITTENT PARKING AREA



Intermittent Parking Area

Total Area: 20,000 SF

Number of Total Stalls: 59 Stalls

Maximum Stalls Consecutively Used: Up to 8

EXHIBIT E

IMPAIRED IRRIGATION AREA INTERESTS
ATTACHMENT TO LEGAL DESCRIPTION
APN'S: 172-420-002, 172-420-003, 172-420-004, 172-420-005
PARCEL ID'S: MSGS-02A, MSGS-02B
COMMERCIAL PROPERTY

The construction of the McKinley Grade Separation Project ("Project") severs an existing irrigation system within a portion of the land described in Exhibit "G-1" and depicted in Exhibit "G-2", in each case, incorporated herein by reference ("Impaired Irrigation Area Property"). The existing irrigation system was severed as of July 1, 2021 inadvertently during demolition of existing buildings within new fee area acquired by the City from the subject property for the Project in conflict with Project improvements, and was restored fully operational as of May 1, 2025 ("Impaired Irrigation Area Term"). The area impaired by the severed irrigation line is depicted in Exhibit "G-3" ("Impaired Irrigation Area"), the City will compensate the owner for market value to replace existing planting damaged within the Impaired Irrigation Area as a result of the severed irrigation system throughout the Impaired Irrigation Term.

EXHIBIT G1
LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:

THAT PORTION OF PARCELS 1, 2 AND 3, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF ALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 42, PAGE 59 OF RECORD OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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EXHIBIT G1
LEGAL DESCRIPTION
(Continued)

AVENUE, SAID NORTHERLY LINE BEING 47.50 FEET NORTHERLY AND PARALLEL TO THE CENTERLINE OF SAMPSON AVENUE; THENCE SOUTH 67° 53' 59" WEST, ALONG SAID NORTHERLY LINE A DISTANCE OF 275.85 FEET; THENCE NORTH 22° 06' 01" WEST, A DISTANCE OF 11.00 FEET; THENCE SOUTH 67° 53' 59", A DISTANCE OF 7.63 FEET TO A POINT ON A LINE 5.50 FEET EASTERLY AND PARALLEL WITH THE WESTERLY LINE OF SAID PARCEL 3; THENCE NORTH 33° 36' 21" WEST AND PARALLEL WITH THE WESTERLY LINE OF SAID PARCEL 3, A DISTANCE OF 256.89 FEET; THENCE NORTH 56° 23' 39" EAST AND PARALLEL WITH THE NORTHERLY LINE OF SAID PARCEL 3, A DISTANCE OF 275.43 FEET TO THE **POINT OF BEGINNING**.

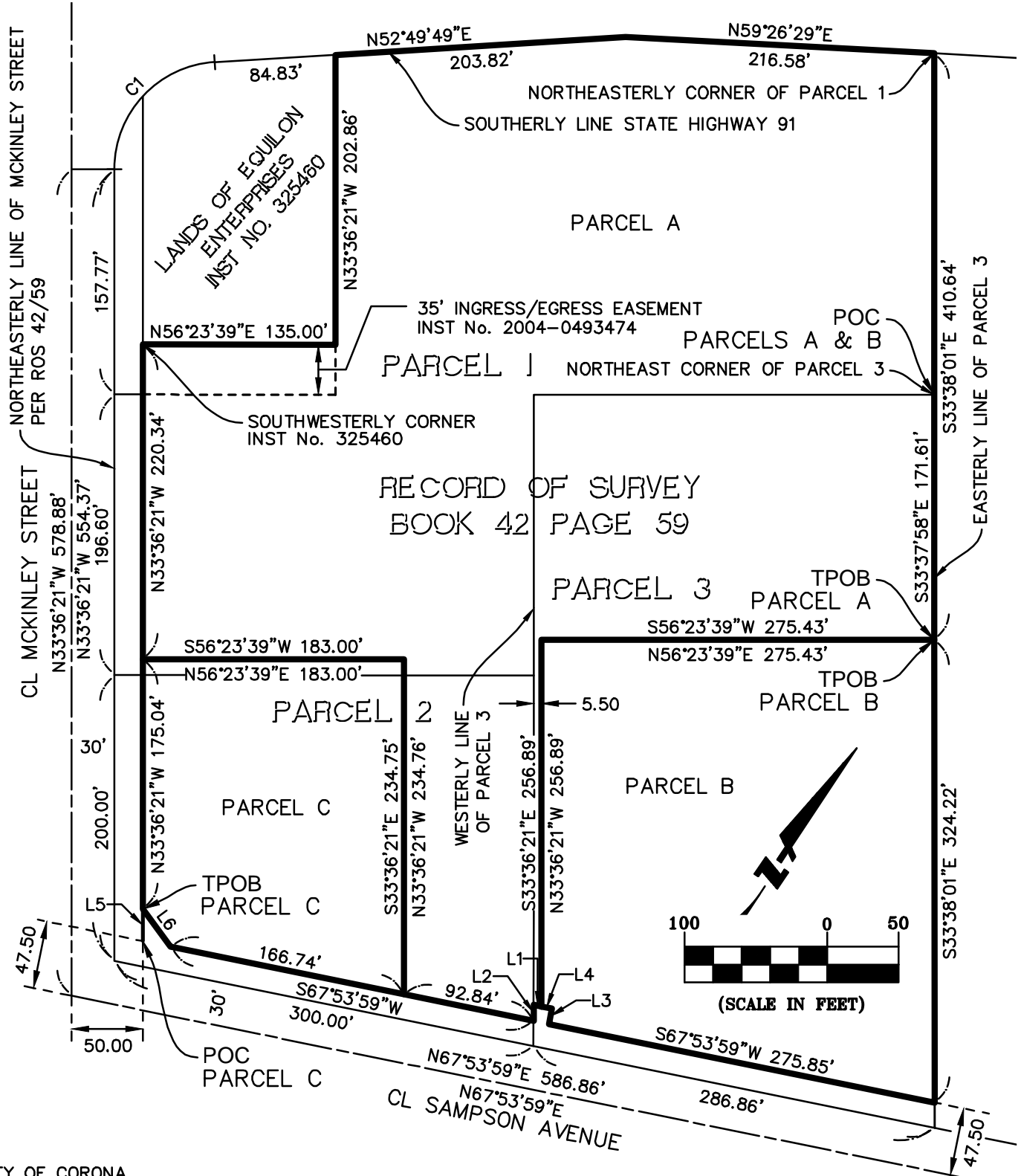
PARCEL C:

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EXCEPT THEREFROM THE INTEREST CONVEYED TO THE CITY OF CORONA BY DEED RECORDED OCTOBER 30, 1991 AS INSTRUMENT NO. 376420 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXHIBIT G2
IMPAIRED IRRIGATION AREA PROPERTY



CITY OF CORONA
RIVERSIDE COUNTY, CALIFORNIA

PLAT TO ACCOMPANY LEGAL DESCRIPTION - REV-2



4675 MACARTHUR COURT
SUITE 400
NEWPORT BEACH, CA 92660
949-526-8460
949-526-8499 (FAX)

Subject INGRESS/EGRESS PROPERTY

Job No. 20180990

By NP Date 1/28/20 Chkd. DT
SHEET 1 OF 2

EXHIBIT G2 **IMPAIRED IRRIGATION AREA PROPERTY**

LINE TABLE		
	DIRECTION	LENGTH
L1	S67°53'59"W	5.61'
L2	S33°36'21"E	11.23'
L3	N22°06'01"W	11.00'
L4	S67°53'59"W	7.63'
L5	N33°36'21"W	22.45'
L6	N70°09'18"W	32.93'

CURVE TABLE			
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— = LIMITS OF DESCRIPTION
— = ROS 42/59 BOUNDARY
--- = CENTERLINE OF ROAD
--- = PARCEL 2 INGRESS/EGRESS
EASEMENT



CITY OF CORONA
RIVERSIDE COUNTY, CALIFORNIA

| PLAT TO ACCOMPANY LEGAL DESCRIPTION – REV-2



4675 MACARTHUR COURT
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Subject INGRESS/EGRESS PROPERTY

Job No. 20180990

By NP Date 1/28/20 Chkd. DT

SHEET 2 OF 2

**EXHIBIT G3
IMPAIRED IRRIGATION AREA**



Impaired Irrigation Area

Total Impaired Irrigation Area = 125,000 SF

Existing Landscape Area Impaired by Project = 13,000 SF