

IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP NO. 38981
NORTHGATE- 6TH AND MAIN STREET

LEGAL DESCRIPTION

THIS PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN SCHEDULE A OF FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY RECORD NO. NC6-120090-041, DATED NOVEMBER 21, 2022.

APN 17-104-008
GFLU, MUD-MIXED USE
DOWNTOWN ZONING: COMMERCIAL

APN 17-142-006
THE NORTH 25 FEET OF LOT 10 IN BLOCK 154 OF SOUTH RIVERSIDE COLONY LANDS, AS SHOWN BY MAP ON FILE IN BOOK 4, PAGES 6 AND 8 OF MAPS, SAN BERNARDINO COUNTY RECORDS.

APN 17-142-007
THE SOUTH 25 FEET OF LOT 10, BLOCK 154, SOUTH RIVERSIDE TOWNSITE, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 4, PAGES 6 AND 8 OF MAPS, SAN BERNARDINO COUNTY RECORDS.

APN 17-142-008 & 17-142-004
LOTS 11 AND 12, BLOCK 154, OF THE SOUTH RIVERSIDE TOWNSITE, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGES 6 AND 8, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, EXCEPTING THEREFROM THE EASTERLY RECTANGULAR TO FEET OF LOTS 11 AND 12.

APN 17-142-018
LOT 1 OF BLOCK 154, LANDS OF SOUTH RIVERSIDE LAND AND WATER COMPANY, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 4, PAGES 6 AND 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

TOGETHER WITH THAT PORTION OF FOURTH STREET, AS DESCRIBED IN RESOLUTION NO. 91-122 OF THE CITY COUNCIL OF THE CITY OF CORONA, ABANDONING A PORTION OF FOURTH STREET, RECORDED JUNE 30, 1983 AS INSTRUMENT NO. 252481, OF OFFICIAL RECORDS, WHICH WOULD PASS WITH SAID LAND BY OPERATION OF LAW.

ALSO TOGETHER WITH THAT PORTION OF THE NORTH/SOUTH ALLEY ALONG THE EASTERLY BOUNDARY OF SAID LAND, AS DESCRIBED IN RESOLUTION NO. 91-122 OF THE CITY COUNCIL OF THE CITY OF CORONA, ABANDONING A PORTION OF SAID ALLEY, RECORDED JUNE 30, 1983 AS INSTRUMENT NO. 252481, OF OFFICIAL RECORDS, WHICH WOULD PASS WITH SAID LAND BY OPERATION OF LAW.

APN 17-142-016
LOT 6 IN BLOCK 154 OF THE SOUTH RIVERSIDE TOWNSITE, AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

TOGETHER WITH THAT PORTION OF PARCELS A AND B VACATED BY RESOLUTION NO. 91-122, RECORDED JUNE 30, 1983 AS INSTRUMENT NO. 252481 OF OFFICIAL RECORDS, THAT WOULD PASS BY OPERATION OF LAW.

APN 17-142-011
LOTS 4 AND 5 IN BLOCK 154 OF THE SOUTH RIVERSIDE TOWNSITE, AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA;

TOGETHER WITH THAT PORTION OF THE WEST HALF OF WASHBURN AVENUE (NOW KNOWN AS MAIN STREET) ADJOINING SAID LOTS 4 AND 5 ON THE EAST, AS VACATED AND CLOSED TO PUBLIC USE BY RESOLUTION NO. 3818, RECORDED NOVEMBER 10, 1970 AS INSTRUMENT NO. 113224 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

AND TOGETHER WITH THAT PORTION OF PARCELS A AND B VACATED BY RESOLUTION NO. 91-122, RECORDED JUNE 30, 1983 AS INSTRUMENT NO. 252481 OF OFFICIAL RECORDS, THAT WOULD PASS BY OPERATION OF LAW.

APN 17-142-018
LOT 8 & BLOCK 154, OF SOUTH RIVERSIDE TOWNSITE, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGES 6 AND 8, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH THAT PORTION OF THE NORTH/SOUTH ALLEY ALONG THE EASTERLY BOUNDARY OF SAID LAND, AS DESCRIBED IN RESOLUTION NO. 91-122 OF THE CITY COUNCIL OF THE CITY OF CORONA, ABANDONING A PORTION OF SAID ALLEY, RECORDED JUNE 30, 1983 AS INSTRUMENT NO. 252481, OF OFFICIAL RECORDS, WHICH WOULD PASS WITH SAID LAND BY OPERATION OF LAW.

APN 17-142-018
LOT 9 OF BLOCK 154, OF SOUTH RIVERSIDE LAND AND WATER COMPANY, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 4, PAGES 6 AND 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

TOGETHER WITH THAT PORTION OF THE NORTH/SOUTH ALLEY ALONG THE EASTERLY BOUNDARY OF SAID LAND, AS DESCRIBED IN RESOLUTION NO. 91-122 OF THE CITY COUNCIL OF THE CITY OF CORONA, ABANDONING A PORTION OF SAID ALLEY, RECORDED JUNE 30, 1983 AS INSTRUMENT NO. 252481, OF OFFICIAL RECORDS, WHICH WOULD PASS WITH SAID LAND BY OPERATION OF LAW.

APN 17-142-020
LOTS 2 AND 3 IN BLOCK 154 OF SOUTH RIVERSIDE TOWNSITE, AS SHOWN BY MAP ON FILE IN BOOK 4, PAGES 6 THROUGH 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

APN 17-103-026
LOT 12 IN BLOCK 168 OF SOUTH RIVERSIDE LAND AND WATER COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 4, PAGES 6, 7 AND 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

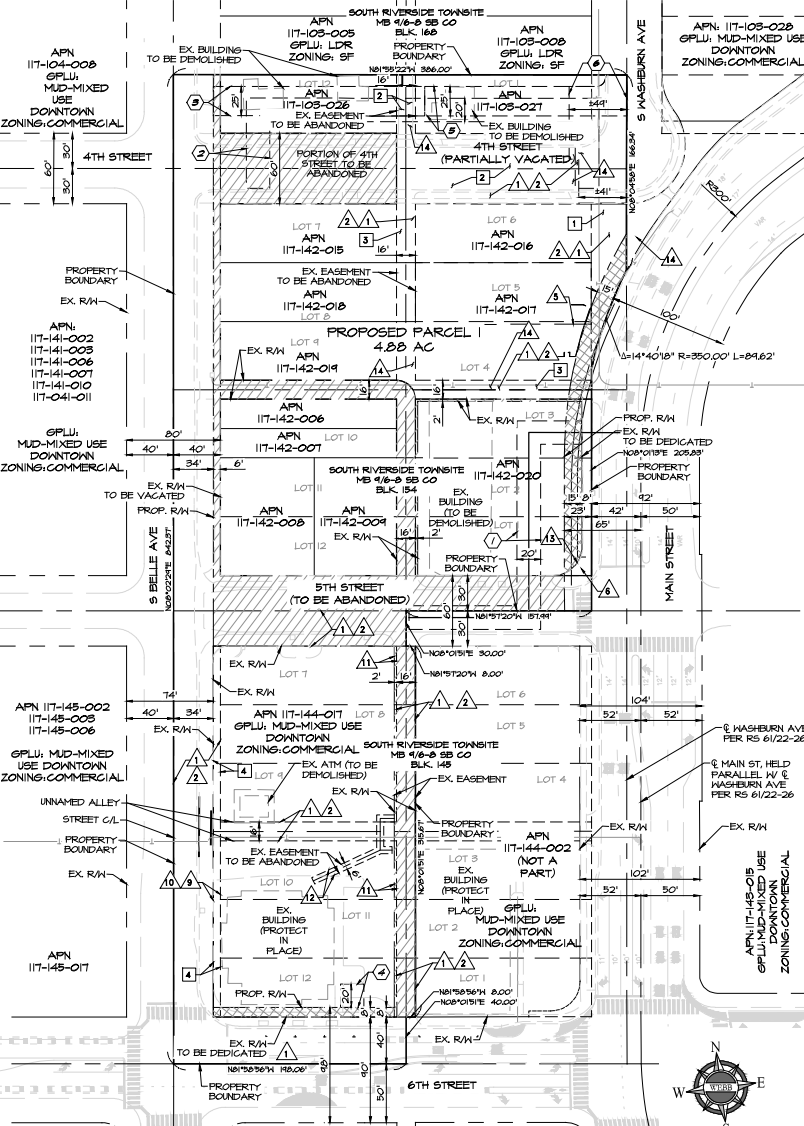
TOGETHER WITH THE PORTION OF THE WESTERLY HALF OF THE ALLEY ADJOINING SAID LOT 12 ON THE EAST AS VACATED BY RESOLUTION NO. 91-122, RECORDED JUNE 30, 1983 AS INSTRUMENT NO. 252481 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

AND TOGETHER WITH THAT PORTION OF THE NORTH HALF OF FOURTH STREET LYING BETWEEN THE SOUTHERLY PROLONGATIONS OF THE WESTERLY LINE OF SAID LOT 12 AND THE EASTERLY LINE OF THE WESTERLY HALF OF SAID ALLEY AS VACATED BY SAID RESOLUTION NO. 91-122.

APN 17-103-027
LOT 1 IN BLOCK 168 OF SOUTH RIVERSIDE TOWNSITE, AS SHOWN BY MAP ON FILE IN BOOK 4, PAGES 6 & 8 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THE PORTION OF THE EASTERLY HALF OF THE ALLEY ADJOINING SAID LOT 1 ON THE WEST AS VACATED BY RESOLUTION NO. 91-122, RECORDED JUNE 30, 1983 AS INSTRUMENT NO. 252481 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

AND TOGETHER WITH THAT PORTION OF THE WEST HALF OF WASHBURN AVENUE ADJOINING LOT 1 ON THE EAST AS VACATED BY SAID RESOLUTION NO. 91-122.



INDEX MAP 1" = 50' and RIGHT-OF-WAY ABANDONMENT and RIGHT-OF-WAY DEDICATION tables.

PARCEL AREA TABLE with columns for PARCEL NO., GROSS AREA, and NET AREA.

OWNER/DEVELOPER, LAND USE, GENERAL INFORMATION, UTILITY COMPANIES, EASEMENT TABLE, and SHEET INDEX sections.

NOTES, LEGAL DESCRIPTION, and PROJECT INFORMATION sections.

Professional stamps for ENGINEERING CONSULTANTS and CITY OF CORONA.

EXHIBIT 2

PRELIMINARY

