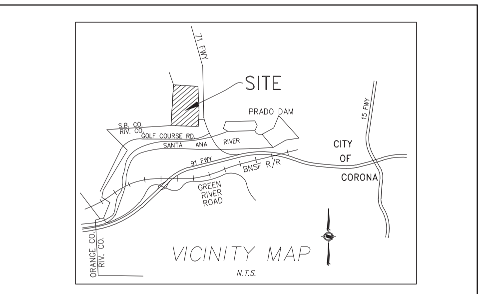
PRADO PIT - MOTORSPORTS PARK SITE PLAN
COUNTY OF RIVERSIDE, CA



LEGAL DESCRIPTION:

REAL PROPERTY IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

THE SOUTH HALF OF GOVERNMENT LOT 7; THE SOUTH HALF OF GOVERNMENT LOT 8, EXCEPTING THE EAT 500 FEET THEREOF; ALL OF GOVERNMENT LOT 9, EXCEPTING THE EAT 500 FEET THEREOF; ALL OF GOVERNMENT LOT10; ALL OF GOVERNMENT LOT 15; ALL OF GOVERNMENT LOT 16, EXCEPTING THE EAST 500 FEET THEREOF; ALL IN SECTION 19, TOWNSHIP 3 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN;

EXCEPTING THEREFROM TAT PORTION AS CONDEMNED BY THE UNITED STATES OF AMERICA IN DECREE OF CONDEMNATION RECORDED MAY 1, 1943 IN BOOK 575 PAGE 586 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY CALIFORNIA;

ALSO EXCEPTING THEREFROM SAID LOTS 7 AND 8, FOR THE ENSUING 50 YEARS, ALL OIL, PETROLEUM, ASPHALTUM AND GAS IN OR UNDER SAID LAND, WITH THE RIGHT TO USE ALL PUBLIC ROADS ON SAID LAND AND THE RIGHT TO ENTER AND POSSESS SUCH PORTIONS THEREOF AS MAY BE NECESSARY FOR DERRICKS, BUILDINGS AND TANK FOR DRILLING, OBTAINING, STORING AND REMOVING SAID SUBSTANCES FROM SAID LAND, WITH RIGHTS OF WAY FOR ROADS, RAILROADS, SWITCHES, TELEPHONE, TELEGRAPH, POWER LINES, PIPE LINES, NECESSARY FOR USE IN SAID OPERATIONS AND THE USE OF WATER OBTAINED IN SUCH DRILLING OPERATIONS FOR THE PURPOSE OF DRILLING OTHER WELLS ON SAID LAND ONLY, AS RESERVED IN DEED FROM CHARLES W. MAIN ET AL, DATED NOVEMBER 20, 1915 AND RECORDED JANUARY 15, 1916 IN BOOK 438 PAGE 11 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2:

A PERMANENT ACCESS EASEMENT OVER THAT PORTION OF GOVERNMENT LOT 16 OF FRACTIONAL SECTION 19, TOWNSHIP 3 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE REFERRED TO AS COURSE "C" OF PARCEL "B" (STATE NO. 4120-B) IN A EASEMENT DEED TO THE STATE OF CALIFORNIA RECORDED JANUARY 25, 1950 IN BOOK 2519 PAGE 72 OF OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA; THENCE ALONG SAID COURSE "C", BEING A NON-TANGET CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1592.553 METERS, FROM A RADIAL BEARING OF SOUTH 75° 28' 34" WEST, NORTHERLY 22.284 METERS THROUGH A CENTRAL ANGLE OF 0° 48' 06" TO THE TRUE POINT OF BEGINNING;

THENCE DEPARTING SAID COURSE "C" ALONG A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 45.640 METERS, FROM A RADIAL BEARING OF SOUTH 02° 15' 02" EAST, WESTERLY 44.861 METERS THROUGH A CENTRAL ANGLE OF 56° 19' 03";

THENCE NORTH 33° 15' 05" WEST, 71.568 METERS TO A POINT IN THAT CERTAIN COURSE CITES AS NORTH 6° 20' 55" EAST, 2160.07 FEET IN A FINAL JUDGEMENT AND DECREE IN CONDEMNATION RECORDED MAY 1, 1943 IN BOOK 575 PAGE 586 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE ALONG THE LAST MENTIONED CERTAIN COURSE NORTH 6° 19' 49" EAST, 17.588 METERS;

THENCE DEPARTING THE LAST CERTAIN COURSE SOUTH 33° 52' 22" EAST, 84.081 METERS TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 35.960 METERS;

THENCE ALONG SAID NON-TANGENT CURVE, FROM A RADIAL BEARING OF SOUTH 52° 31' 10" WEST, EASTERLY 30.651 METERS THROUGH A CENTRAL ANGLE OF 48° 50' 12" TO A POINT IN SAID COURSE "C";

THENCE ALONG SAID COURSE "C", BEING A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1592.553 METERS, FROM A RADIAL BEARING OF SOUTH 76° 44' 03" WEST, SOUTHERLY 12.687 METERS THROUGH A CENTRAL ANGLE OF 0° 27' 23" TO THE TRUE POINT OF BEGINNING. THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE VI. MULTIPLY DISTANCES SHOWN BY 1.00001861 TO OBTAIN GROUND LEVEL DISTANCES.

GENERAL NOTES:

1. ASSESSOR'S PARCEL NUMBERS (APN): 101-040-005, 101-040-006, 101-040-007, 101-040-008, & 101-040-009
2. PROJECT AREA: GROSS 162.3 ACRES
   DISTURBED AREA: NET 115.81 ACRES
3. THOMAS GUIDE: PAGE 742, CE (RIVERSIDE COUNTY 2006 EDITION)
4. TOPOGRAPHY FLOWN APRIL 2007
5. THIS PROJECT IS NOT LOCATED WITHIN A SPECIFIC PLAN
6. NO EASEMENTS OF RECORD ARE KNOWN TO EXIST ON THE PROPERTY SITE EXCEPT AS SHOWN HEREON
7. COMMUNITY SERVICE DISTRICT: NONE
8. THIS SITE HAS NO POTENTIAL OF LIQUEFACTION AND OTHER GOELOGICAL HAZARDS, AND IS NOT WITHIN A SPECIAL STUDIES ZONE
9. THIS SITE IS NOT SUBJECT TO INUNDATION OR FLOOD HAZARD
10. THIS SITE IS NOT SUBJECT TO SUBSIDENCE
11. FEMA FIRM PANEL: 060245 0670A, ZONE C
12. THERE ARE SIX EXISTING STRUCTURES LOCATED ON SITE TO BE REMOVED
13. THERE ARE NO FLAMMABLE/COMBUSTIBLE LIQUIDS OR WASTE OIL LOCATED ABOVE OR BELOW GROUND ON SITE
14. SEWER FACILITIES WILL BE PORTABLE AND SERVICED BY PRIVATE ENTITY
15. WATER WILL BE PROVIDED BY EXISTING OFF-SITE WELL

EXISTING ZONING AND LAND USE SUMMARY

DESCRIPTION	ON-SITE	NORTH	SOUTH	EAST	WEST
GENERAL PLAN	OS-MIN	OS-C	OS-C	OS-C	SAN BERNARDINO COUNTY
ZONING	W-2-5 & M-R-A	W-2-1	W-1	W-2	SAN BERNARDINO COUNTY
LAND USE	OS-MIN	OS-C	OS-C	OS-C	SAN BERNARDINO COUNTY

EASEMENT NOTES:

ITEMS SHOWN HEREON WERE PLOTTED FROM RECORD DATA BASED ON THE UNITED GENERAL TITLE COMPANY, REPORT NO. 8003-264152NPB1, DATED NOVEMBER 06, 2006.

PLOTTABLE EASEMENTS ARE INDICATED BY A "△": NON-PLOTTABLE EASEMENTS ARE INDICATED BY A "□"

- △8 AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA GAS CO AND SOUTHERN COUNTIES GAS CO., RECORDED NOVEMBER 1, 1947 AS BOOK 875, PAGE 165 OF O.R.
- △9 AN EASEMENT FOR A RIGHT OF WAY FOR AN EXISTING ROAD OVER., ACROSS, IN AND UPON LANDS OF THE UNITED STATES, IN FAVOR OF SOUTHERN CALIFORNIA GAS CO, AND SOUTHERN COUNTIES GAS CO, AND TO L.B. JORALMON ANDLENORA B. JORALMON, RECORDED SEPTEMBER 27, 1951 AS BOOK 1306, PAGE 133 OF OFFICIAL RECORDS.
- □11 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON CO., RECORDED AUGUST 5, 1964 AS INSTRUMENT NO. 96091 OF OFFICIAL RECORDS. (EXACT LOCATION CANNOT BE PLOTTED PER RECORDS).
- △12 AN EASEMENT FOR OVERHEAD AND UNDERGROUND COMMUNICATION AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON CO., RECORDED AUGUST 13, 1974 AS INSTRUMENT NO. 104016 OF OFFICIAL RECORDS.
- △14 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON CO., RECORDED DECEMBER 1, 1989 AS INSTRUMENT NO. 421225 OF OFFICIAL RECORDS.
- △15 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON CO., RECORDED DECEMBER 1, 1989 AS INSTRUMENT NO. 421226 OF OFFICIAL RECORDS.
- △16 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON CO., RECORDED JULY 11, 1991 AS INSTRUMENT NO. 235556 OF OFFICIAL RECORDS.
- △17 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON CO., RECORDED JULY 11, 1991 AS INSTRUMENT NO. 235557 OF OFFICIAL RECORDS.
- △18 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON CO., RECORDED JULY 11, 1991 AS INSTRUMENT NO. 235558 OF OFFICIAL RECORDS.

ADDITIONAL PLOTTED EASEMENTS NOT INCLUDED WITHIN TITLE REPORT:

- △A AN EASEMENT FOR RIGHT OF WAY, NOT BEING EXCLUSIVE, RECORDED NOVEMBER 25, 1998 AS INSTRUMENT NO. 512369 OF OFFICIAL RECORDS.
- △B AN EASEMENT FOR ROADWAY, INGRESS AND EGRESS, AND WATER LINE PURPOSES, RECORDED MARCH 11, 2011, AS INSTRUMENT NO. 2011-0111701, SHOWN AS EXHIBIT D OF OFFICIAL RECORDS.

APPLICANT:

EBR MOTORSPORTS, LLC
5 PETERS CANYON ROAD, SUITE 120
IRVINE, CA 92606
(714) 544-5086
CONTACT: BRAD ETTER

OWNER:

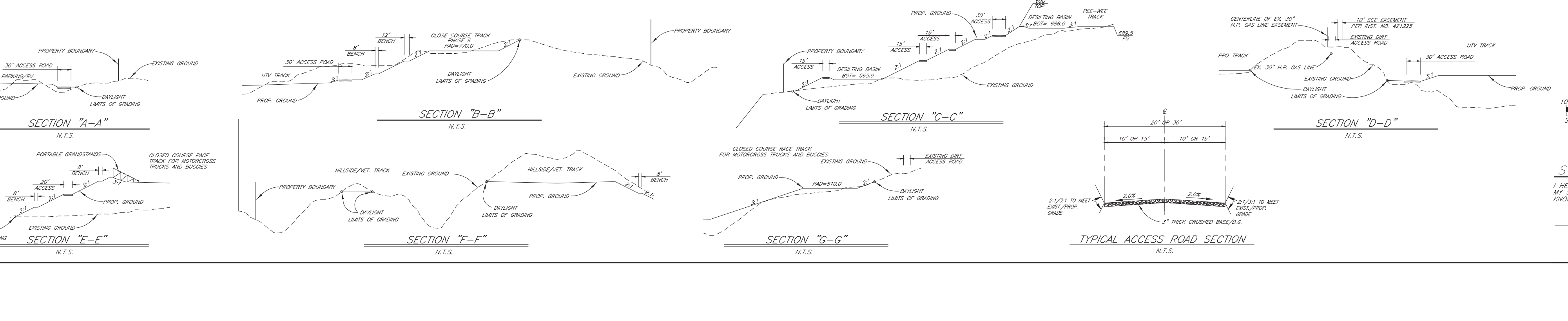
71-91 LLC
4010 WEST CHANDLER AVEENUE
SANTA ANA, CA 92704
(714) 540-5351
CONTACT: STEVE SUKUT

ENGINEER:

KWC ENGINEERS
1880 COMPTON AVENUE
CORONA, CA. 92881-3370
(951) 734-2130
CONTACT: MIKE C. TAING, P.E.

UTILITY NOTES:

WATER:	WESTERN MUNICIPAL WATER DISTRICT 450 ALESSANDRO BLVD. RIVERSIDE, CA 92860 (951) 789-5000
SEWER:	WESTERN MUNICIPAL WATER DISTRICT 450 ALESSANDRO BLVD. RIVERSIDE, CA 92860 (951) 789-5000
POWER:	SOUTHERN CALIFORNIA EDISON CO. 1351 E. FRANCIS ONTARIO, CA. 91761 (800) 930-8591
GAS:	SOUTHERN CALIFORNIA GAS CO. 482 SOUTH MAIN ST. CORONA, CA 92882 (800) 427-2200
SCHOOL:	CORONA-NORCO UNIFIED SCHOOL DISTRICT 2820 CLARK AVE. NORCO, CA 92860 (951) 736-5000
PHONE:	SERVICE NOT AVAILABLE
CABLE TV:	SERVICE NOT AVAILABLE



SCALE IN FEET: 100' 0 100' 200' 300'

REGISTERED PROFESSIONAL ENGINEER MIKE C. TAING No. 64263 Exp. 6/30/17 CIVIL STATE OF CALIFORNIA

STATEMENT OF PREPARER

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

MIKE C. TAING, P.E. ______ DATE ______

DATED: 05-05-17

KWC ENGINEERS
CIVIL ENGINEERS • PLANNERS • SURVEYORS
1880 COMPTON AVENUE, SUITE 100 • CORONA, CA. 92881-3370 • 951-734-2130

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