

LEGAL DESCRIPTION:
 REAL PROPERTY IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL 1:
 PARCEL 3 AS SHOWN ON CERTIFICATE OF COMPLIANCE NO. 16-004, AS EVIDENCED BY DOCUMENT RECORDED MARCH 13, 2017 AS INSTRUMENT NO. 2017-101826 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 THAT PORTION OF PARCEL 'A' AS SHOWN ON LOT LINE ADJUSTMENT NO. 02-045, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS EVIDENCED BY DOCUMENT RECORDED DECEMBER 31, 2002 AS INSTRUMENT NO. 02-789137 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 26646, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 175, PAGES 26 AND 27 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 2 OF SAID PARCEL MAP NO. 26646; THENCE NORTH 00° 30' 34" EAST ALONG THE EAST LINE THEREOF A DISTANCE OF 198.49 FEET TO A POINT IN THE SOUTH LINE OF GREEN RIVER ROAD AS SHOWN ON SAID PARCEL MAP, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 271.00 FEET, A RADIAL LINE THROUGH SAID BEGINNING BEARS NORTH 03° 48' 43" WEST;
 THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08° 54' 15", AN ARC DISTANCE OF 421.15 FEET;
 THENCE SOUTH 10° 03' 27" EAST, A DISTANCE OF 193.23 FEET;
 THENCE SOUTH 01° 02' 51" EAST, A DISTANCE OF 185.49 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID PARCEL 1; THENCE ALONG THE SOUTHERLY, SOUTHWESTERLY AND WESTERLY LINES OF PARCEL 1 THE FOLLOWING SEVEN (7) COURSES:
 1. THENCE SOUTH 62° 49' 36" WEST, A DISTANCE OF 20.68 FEET;
 2. THENCE SOUTH 20° 57' 36" WEST, A DISTANCE OF 80.77 FEET;
 3. THENCE SOUTH 54° 01' 23" WEST, A DISTANCE OF 166.82 FEET;
 4. THENCE SOUTH 86° 18' 31" WEST, A DISTANCE OF 155.32 FEET;
 THENCE NORTH 65° 37' 55" WEST, A DISTANCE OF 232.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 446.00 FEET, A RADIAL LINE THROUGH SAID POINT BEGINNING BEARS NORTH 56° 04' 42" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26° 40' 02", AN ARC DISTANCE OF 207.58 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2; THENCE NORTH 62° 44' 37" EAST ALONG THE SOUTH LINE OF SAID PARCEL 2, A DISTANCE OF 167.45 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PORTION OF PARCEL 'A' AS SHOWN ON LOT LINE ADJUSTMENT NO. 02-045, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS EVIDENCED BY DOCUMENT RECORDED DECEMBER 31, 2002 AS INSTRUMENT NO. 02-789137 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF PARCEL 2 OF PARCEL MAP NO. 26646, ON FILE IN BOOK 175, PAGES 26 AND 27 OF PARCEL MAPS, RECORDS OF SAID RIVERSIDE COUNTY; THENCE NORTH 00° 30' 34" EAST ALONG THE EAST LINE THEREOF, A DISTANCE OF 198.49 FEET TO A POINT IN THE SOUTH LINE OF GREEN RIVER ROAD AS SHOWN ON SAID PARCEL MAP, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 271.00 FEET, A RADIAL LINE THROUGH SAID BEGINNING BEARS NORTH 03° 48' 43" WEST;
 THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 41' 43", AN ARC DISTANCE OF 222.08 FEET TO THE BEGINNING OF A NON-TANGENT LINE; THENCE SOUTH 08° 30' 26" EAST, RADIAL TO LAST SAID CURVE, A DISTANCE OF 19.59 FEET TO THE TRUE POINT OF BEGINNING;
PARCEL 2:
 EASEMENTS FOR ACCESS, INGRESS, AND EGRESS FOR VEHICULAR AND PEDESTRIAN PURPOSES, AND FOR PARKING OF VEHICLES, AS CREATED BY THAT CERTAIN DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS, RECORDED APRIL 29, 1992 AS INSTRUMENT NO. 152820, OFFICIAL RECORDS, UPON THOSE PORTIONS OF PARCELS 1 AND 3 OF SAID PARCEL MAP NO. 26646, AS DESCRIBED THEREIN.
PARCEL 3:
 EASEMENTS FOR INGRESS AND EGRESS FOR THE PASSAGE AND PARKING OF VEHICLES AND FOR THE PASSAGE AND ACCOMMODATION OF PEDESTRIANS, AND FOR UTILITY LINES, AS CREATED BY THAT CERTAIN DOCUMENT ENTITLED "GRANTS OF EASEMENTS TO FUTURE OWNERS", RECORDED NOVEMBER 22, 2002 AS INSTRUMENT NO. 2002-692460, OFFICIAL RECORDS, UPON THOSE PORTIONS OF PARCELS 1, 2, 3 AND 4 OF SAID PARCEL MAP NO. 26646, AS DESCRIBED THEREIN.
PARCEL 4:
 EASEMENTS FOR INGRESS AND EGRESS FOR THE PASSAGE AND PARKING OF VEHICLES AND FOR THE PASSAGE AND ACCOMMODATION OF PEDESTRIANS AS CREATED BY THAT CERTAIN DOCUMENT ENTITLED "ACCESS EASEMENT AND MAINTENANCE AGREEMENT", RECORDED MARCH 22, 2017 AS INSTRUMENT NO. 2017-114338, OFFICIAL RECORDS, UPON THOSE PORTIONS OF PARCELS 1 AND 2 AS SHOWN ON CERTIFICATE OF COMPLIANCE NO. 16-004, AS EVIDENCED BY DOCUMENT RECORDED MARCH 13, 2017 AS INSTRUMENT NO. 2017-101826 OF OFFICIAL RECORDS, AS DESCRIBED THEREIN.

BICKEL GROUP ARCHITECTURE
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GREEN RIVER ROAD

STARBUCKS
 D/T ONLY
 ±966 SF

ADJACENT PARCEL
 ZONE: NCD
 SHOPPING CENTER

ADJACENT PARCEL
 ZONE: NCD
 SHOPPING CENTER

DEVELOPERS:
 CHARLES LEVINE / RICHARD GEBELE
 GREEN RIVER COFFEE COMPANY, LLC
 2711 N SEPULVEDA, #339, MANHATTAN BEACH, CA 90266
 310.809.2655

SITE INFORMATION:

ZONING: NCD- NEIGHBORHOOD COMMERCIAL DISTRICT

EXISTING USE: VACANT ROUGH GRADED PAD

SPECIFIC PLAN: SP-85-2: SIERRA DEL ORO

ASSESSOR'S PARCEL NUMBER: 101-440-019

SITE AREA: APPROX. 16,910 SQ FT / 0.39 ACRES

BUILDING AREA: ±966 SF
 (INCLUDING SWITCHGEAR AND ROOF ACCESS LADDER)

F.A.R.: 0.057

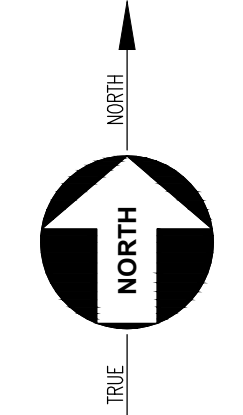
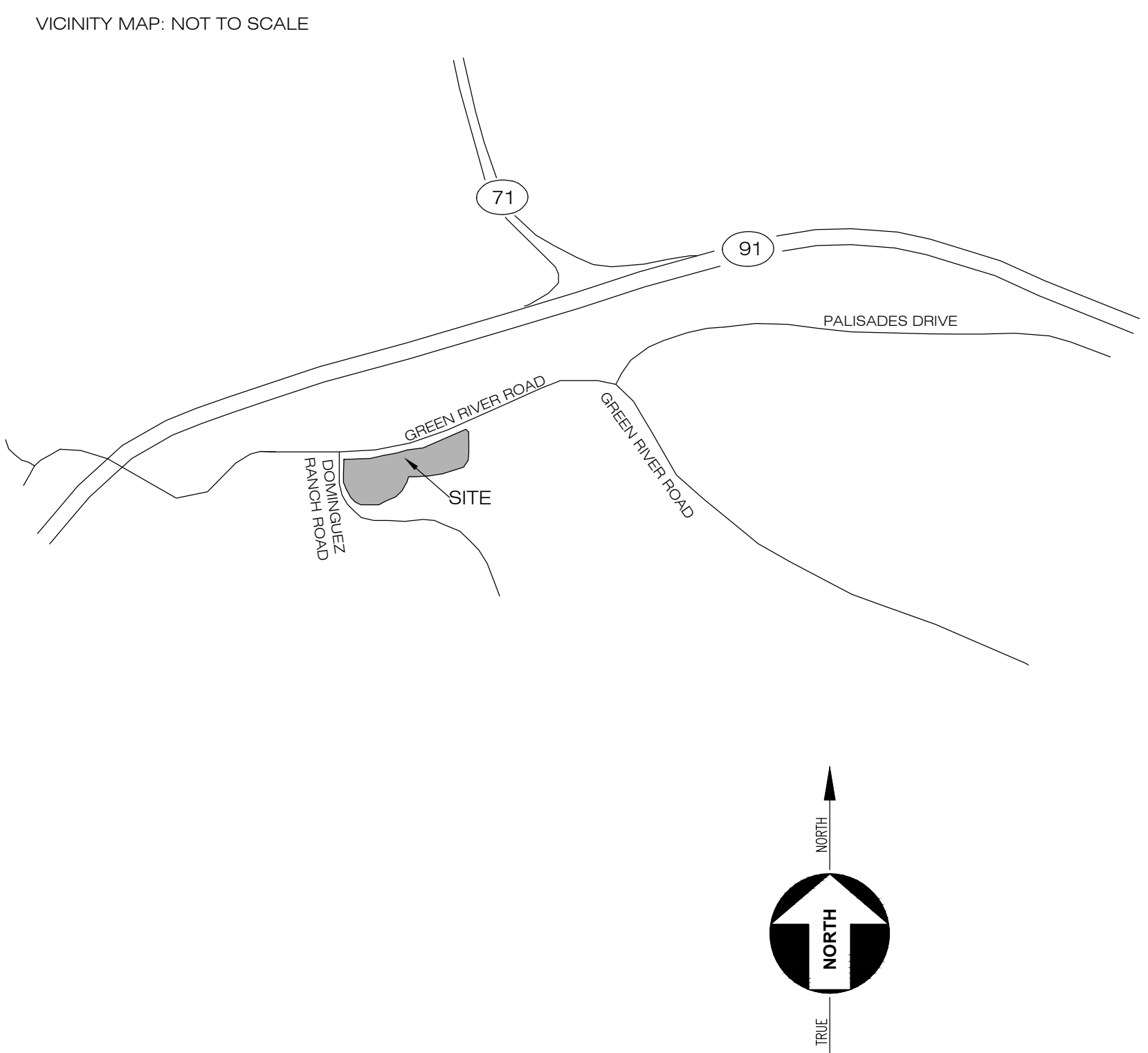
LANDSCAPE AREA WITHIN PARCEL LINES: ±3,636 SF
 (21.5% OF SITE)
 LANDSCAPE WITHIN STARBUCKS' SCOPE: ±5,387 SF
 (31.9% OF SITE)

TYPE OF CONSTRUCTION: VB

PARKING INFORMATION:

PARKING REQUIREMENT:
 1 STALL PER 125 SF
 TOTAL STALLS REQUIRED: 8 STALLS

TOTAL STALLS PROPOSED WITHIN PARCEL: 8 STALLS
 TOTAL STALLS PROPOSED WITHIN PROJECT AREA: 21 STALLS



STARBUCKS

DOMINGUEZ RANCH ROAD AND GREEN RIVER ROAD

CORONA, CALIFORNIA

SITE PLAN
 Scale: 1/16" = 1'-0"
 February 13, 2023

EXHIBIT

P:\21-138-Corona-SEC Green River Rd & Dominguez Ranch
 \Design\Site\2138-SP-Plan 220213.dwg

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