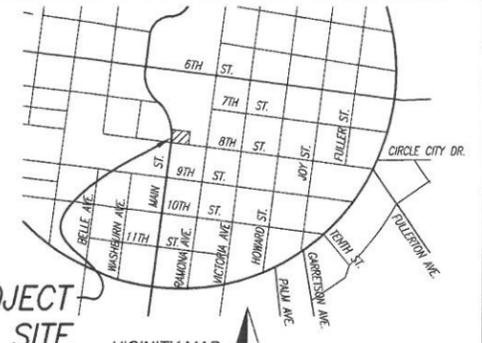


PARCEL MAP NO. 37748



PROJECT SITE

VICINITY MAP

NTS

DEVELOPER:

KAIDENCE GROUP
5070 NORTH 40TH STREET, SUITE 210 PHOENIX, AZ 85018
PH. (480) 269-8813
EMAIL: kbacas@kaidencegrp.com

OWNERS:

HHC CORONA, LLC
2433 POMONA ROAD CORONA, CA 92880
PH. (951) 280-1733
EMAIL: thawke@stratagrealty.com

ENGINEER:

ARMSTRONG & BROOKS CONSULTING ENGINEERS
1350 E. CHASE DRIVE CORONA, CA 92881
MAIL TO: P.O. BOX 78088, CORONA, CA 92877
PH. (951) 372-8400
FAX (951) 372-8430
dennis@armstrongbrooks.com

GRADING:

DRG ENGINEERING
160 SOUTH OLD SPRINGS ROAD, SUITE 210, ANAHEIM HILLS, CA 92808
PH. (714) 685-6860
EMAIL: jbrander@drce-eng.com

ZONING NOTES:

ZONING: D (DOWNTOWN)

SPECIFIC PLAN: (SP-98-1)

GENERAL PLAN: MUD (MIXED USE DOWNTOWN)

SURROUNDING ZONING:

NORTH: D (DOWNTOWN)

SOUTH: CS (COMMUNITY SERVICES)

EAST: D (DOWNTOWN)

WEST: CS (COMMUNITY SERVICES)

LAND USE:

EXISTING: COMMERCIAL PARKING LOT

PROPOSED: STARBUCKS COFFEE W/ DRIVETHRU

STREET LINEAR FOOTAGE:

MAIN STREET	180 L.F.
8TH STREET	170 L.F.
LOT AREA	

LOT NO.	LOT AREA (SF)	LOT AREA (ACRES)	WIDTH	DEPTH
1	16,880.13	0.39	149.95	115.16

NOTE:

LOTS "A", "B", "C", AND "D" INCLUDE RECIPROCAL ACCESS, UTILITIES, AND EMERGENCY INGRESS/EGRESS, TO BE MAINTAINED BY CITY

LEGAL DESCRIPTION:

ALL THOSE PORTIONS OF LOTS 13 THROUGH 18, INCLUSIVE, BLOCK 119, AS SHOWN ON MAP OF SOUTH RIVERSIDE TOWNSITE, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 8, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 13; THENCE SOUTH 07° 06' 11" WEST, ALONG THE EASTERLY LINE OF SAID LOTS 13 THROUGH 18, INCLUSIVE, A DISTANCE OF 147.98 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PERMANENT EASEMENT AND RIGHT OF WAY ACCEPTED BY THE CITY OF CORONA, BY DOCUMENT RECORDED OCTOBER 4, 1971, AS INSTRUMENT NO. 112331, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 82 DEG 43' 15" WEST, ALONG THE NORTHERLY LINE OF SAID PERMANENT EASEMENT AND RIGHT OF WAY, A DISTANCE OF 102.62 FEET TO THE NORTHWEST CORNER THEREOF, SAID CORNER BEING AN ANGLE POINT IN THE EASTERLY LINE OF THAT CERTAIN PERMANENT EASEMENT AND RIGHT OF WAY ACCEPTED BY THE CITY OF CORONA, BY DOCUMENT RECORDED OCTOBER 4, 1971, AS INSTRUMENT NO. 112332, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTHWESTERLY ON A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 13.00 FEET, THROUGH AN ANGLE OF 88° 55' 01", AN ARC LENGTH OF 20.40 FEET;

THENCE NORTH 07 DEG 11' 46" EAST, A DISTANCE OF 108.02 FEET;

THENCE NORTHEASTERLY ON A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 12.00 FEET, THROUGH AN ANGLE OF 90 DEG 05' 42" AN ARC LENGTH OF 18.87 FEET;

THENCE NORTH 07 DEG 17' 28" EAST, A DISTANCE OF 15.00 FEET TO THE NORTHERLY LINE OF SAID LOT 13;

THE PRECEDING 4 COURSES ARE ALONG THE EASTERLY LINE OF SAID LAST MENTIONED EASEMENT AND RIGHT OF WAY;

THENCE SOUTH 82° 42' 32" EAST, ALONG SAID NORTHERLY LINE OF LOT 13, A DISTANCE OF 103.75 FEET TO THE POINT OF BEGINNING.

SERVICE PROVIDERS:

CITY OF CORONA DEPARTMENT OF WATER	(951) 736-2263
CITY OF CORONA DEPARTMENT OF POWER	(951) 736-2321
SOUTHERN CALIFORNIA GAS (DISTRIBUTION)	(800) 422-4133
SOUTHERN CALIFORNIA ELECTRIC	(800) 442-4950
PACIFIC BELL	(800) 422-4133
AMERICAN TELEPHONE AND TELEGRAPH	(951) 381-7380
CORONA PUBLIC WORKS DEPARTMENT	(951) 736-2261
R.F. DICKSON STREET SWEEPING	(800) 841-7994
WESTERN WASTE	(951) 737-0343
CORONA DIAL-A-RIDE (SUPERVISOR)	(951) 734-1017
U.S. POSTAL SERVICE	(951) 737-0451
CORONA-MORCO UNIFIED SCHOOL DISTRICT	(951) 736-3340
SCHOOL DISTRICT TRANSPORTATION MANAGER	(951) 736-3305
RIVERSIDE TRANSIT AGENCY	(951) 684-0850
CORONA POLICE DEPARTMENT (FOR NOTIFICATION)	(951) 736-2330
CORONA FIRE DEPARTMENT (FOR NOTIFICATION)	(951) 736-2221
COUNTY CABLEVISION	(951) 272-8680

ASSESSOR'S PARCEL NOS.

117-191-020

SITE ACREAGE

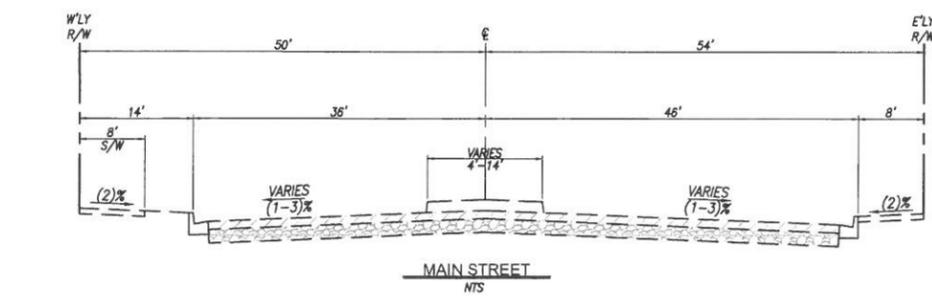
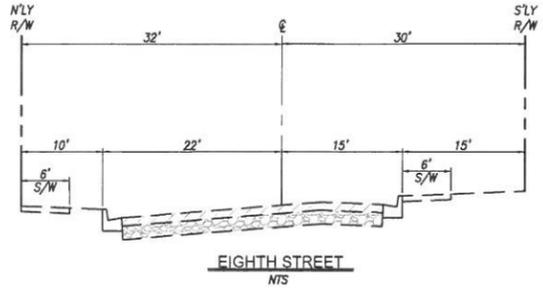
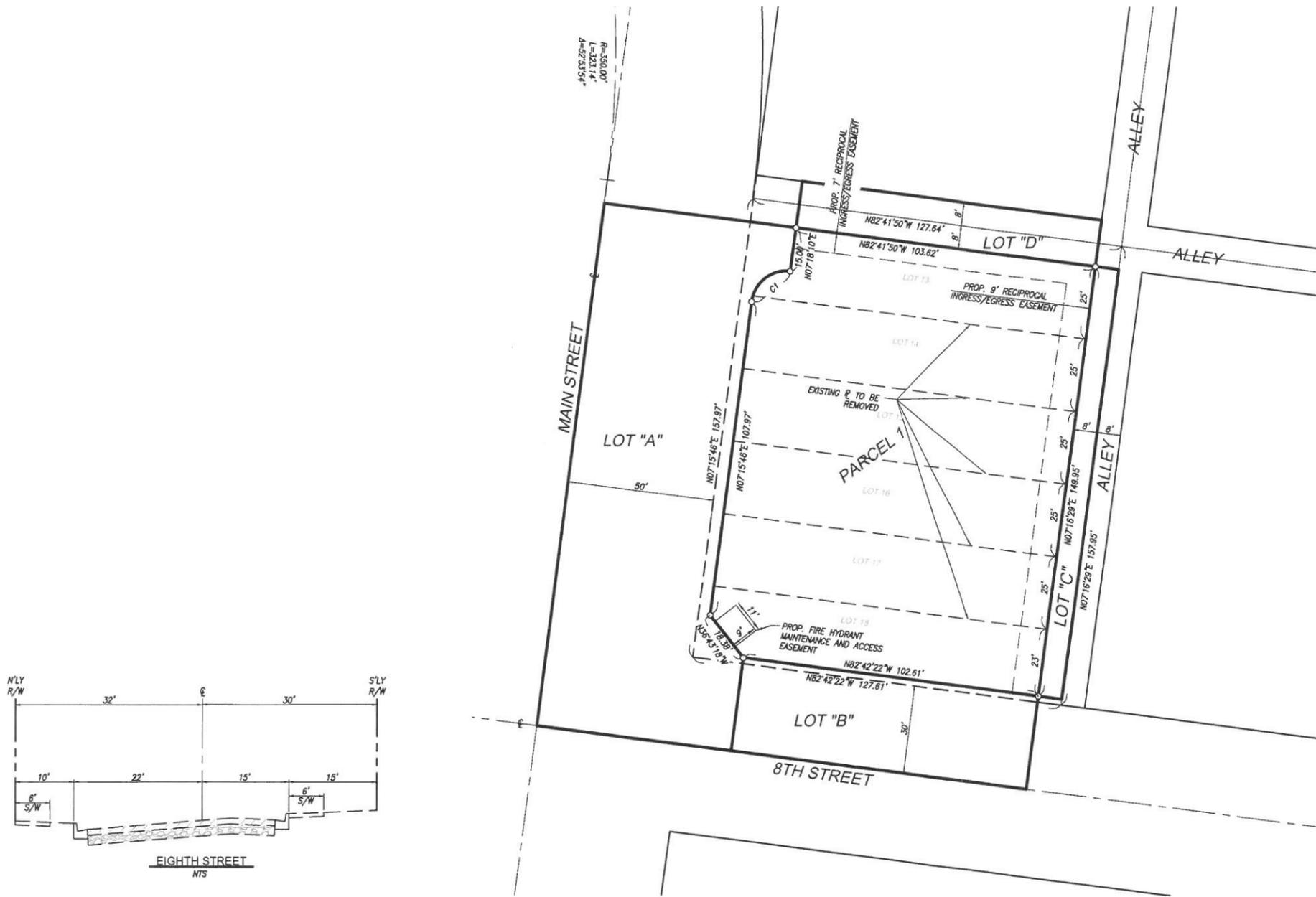
GROSS ACREAGE: 0.39 AC.
NET ACREAGE: 0.39 AC.

PHASING

ONE PHASE

SHEET INDEX

TITLE SHEET & PARCEL MAP EXHIBIT 1
PROPOSED SITEPLAN 2



PARCEL MAP



SCALE 1" = 20'

CURVE TABLE

NO.	RADIUS	Δ	LENGTH	TANGENT
C1	12.00'	90°02'23"	18.86'	12.01'

PREPARED BY:

ARMSTRONG & BROOKS CONSULTING ENGINEERS
PLANNING - INFRASTRUCTURE - SITE DEVELOPMENT - WATER RESOURCES
1350 E. CHASE DRIVE - CORONA - CA - 92881
P: 951-372-8400 F: 951-372-8430



DATE PREPARED: 4/26/2019

CITY OF CORONA
PARCEL MAP NO. 37748

SHEET
1
OF

EXHIBIT A