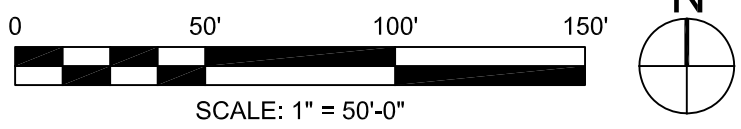


OVERALL SITE PLAN
SCALE: 1" = 50'-0"



N.E.C. MAIN STREET AND 8TH STREET
735 SOUTH MAIN STREET
CORONA, CA

11.22.19
PROJECT 18116.00



DATE SIGNED: 11/22/19 4650 E. Cotton Center Boulevard Phoenix, AZ 85040

60' EXHIBIT A1

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CORONA, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

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, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 13;

THENCE SOUTH 07 DEG 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 89° 55' 01", AN: ARC LENGTH OF 20.40 FEET;

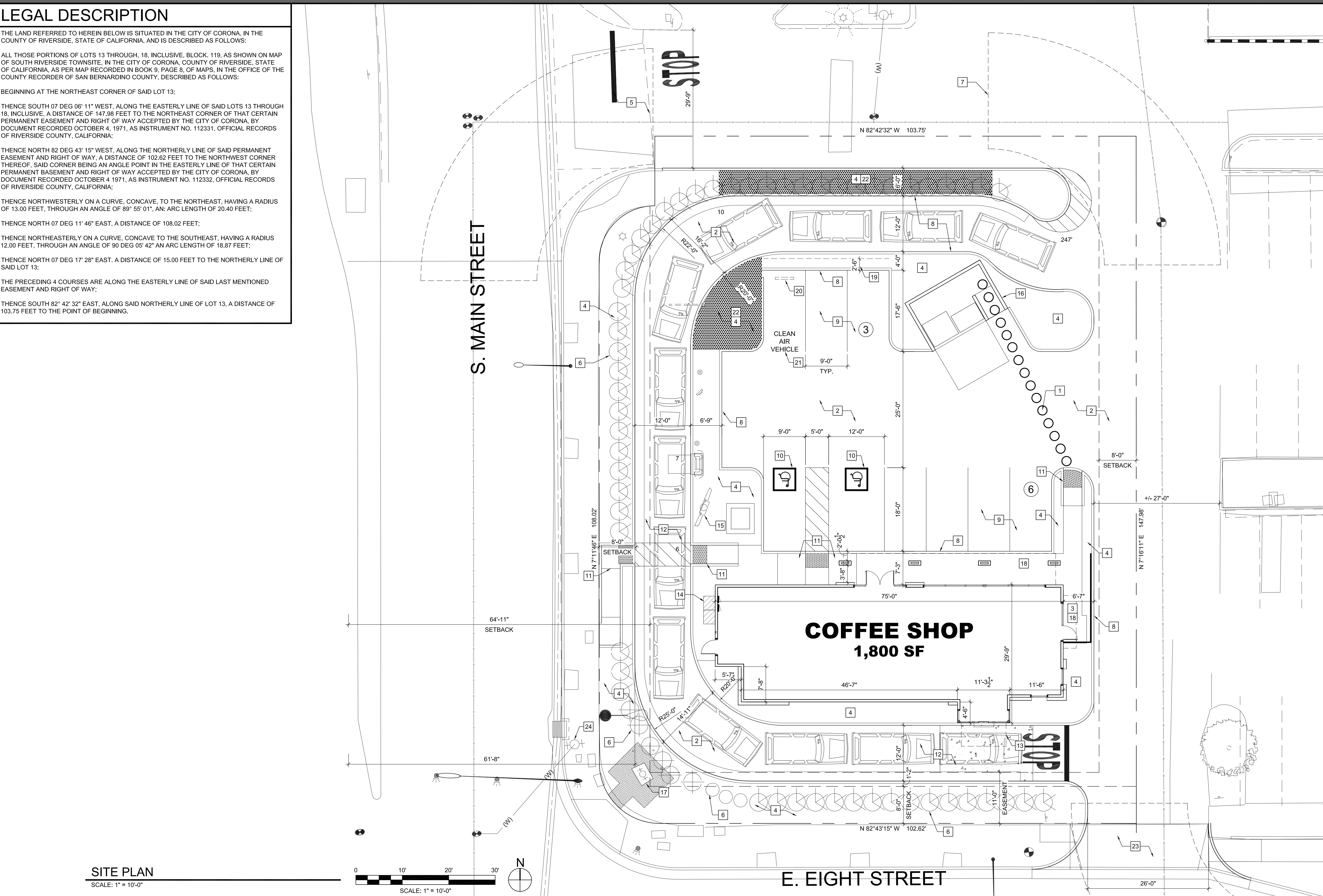
THENCE NORTH 07 DEG 11' 46" EAST, A DISTANCE OF 108.02 FEET;

THENCE NORTHEASTERLY ON A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS 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.



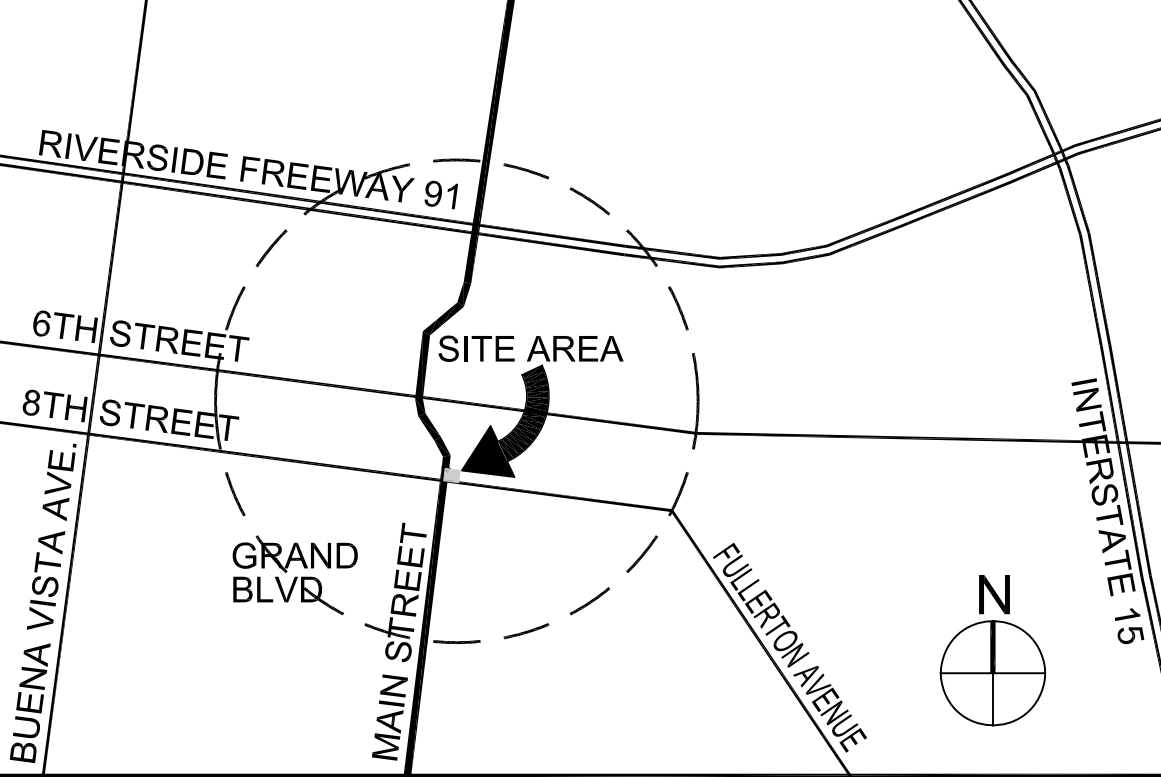
SITE DATA

EXISTING ZONING:	DOWNTOWN DISTRICT (D) OF SP98-01
GENERAL PLAN:	MUD
APN #:	117-191-020
PROPOSED USES:	RESTAURANT (A-2 OCCUPANCY)
BUILDING DATA	
SITE AREA:	16,875 S.F. (.387 AC)
BUILDING AREA:	1,800 S.F.
BUILDING COVERAGE:	10.7%
TOTAL PARKING REQUIRED:	18 SPACES (10/1,000)
TOTAL PARKING PROVIDED:	9 SPACE (6.1/1,000)
CBC ACCESSIBLE PARKING REQUIRED:	1
CBC ACCESSIBLE PROVIDED:	2
BUILDING TYPE:	VB
OCCUPANT LOAD:	56
EXITS REQUIRED:	2
EXITS PROVIDED:	3

PROJECT TEAM

OWNER	DEVELOPER
HHC CORONA, LLC 2433 POMONA ROAD CORONA, CA 92880 PHONE: 951.280.1733 FAX: E-MAIL: thawke@stratareality.com CONTACT: Timothy Hawke	KAIDENCE GROUP 5070 NORTH 40TH STREET, SUITE 210 PHOENIX, ARIZONA 85018 PHONE: 714.459.2740 FAX: E-MAIL: kbeas@kaidencegrp.com CONTACT: Kendall Beas
ARCHITECT	LANDSCAPE
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CIVIL	
DRC ENGINEERING 160 SOUTH OLD SPRINGS ROAD, SUITE 210 ANAHEIM HILLS, CA 92808 PHONE: 714.865.6860 FAX: E-MAIL: jbrander@drc-eng.com CONTACT: Jay Brander	

VICINITY MAP



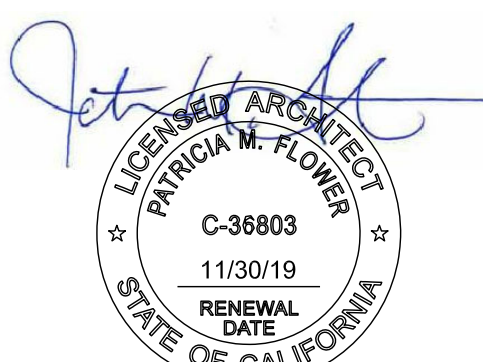
SITE KEY NOTES

1. NON-STRIPED DESIGNATED PATH OF TRAVEL FOR EMPLOYEE WORK AREA
2. ASPHALT PAVING, TYP.
3. CONCRETE SIDEWALK
4. LANDSCAPING
5. EX. 30' COMMERCIAL DRIVEWAY PER CITY OF CORONA (TO REMAIN) - SEE CIVIL DRAWINGS
6. MINIMUM 3' HIGH LANDSCAPE WALL
7. FIRE TRUCK TURNING RADIUS - 35' INSIDE / 55' OUTSIDE
8. 6" CONCRETE CURB, TYP.
9. STANDARD PARKING SPACE, TYP.
10. ACCESSIBLE PARKING SPACE
11. ACCESSIBLE PATH / RAMP
12. 12' WIDE DRIVE-THRU LANE
13. DRIVE-THRU WINDOW CANOPY
14. SERVICE ENTRANCE SECTION
15. MENU BOARD
16. TRASH ENCLOSURE W/ INTEGRAL COLOR CMU BLOCK MIN. 7'-0" HIGH WALLS AND DESIGNED PER CITY STANDARD
17. EXISTING FIRE HYDRANT BRONZE STATUE WITH DG ACCESS TRAIL-SEE CIVIL DRAWINGS
18. HARDSCAPE AT BUILDING EXTERIOR
19. 2'-0" / 2'-6" PARKING OVERHANG
20. FUTURE CONCRETE WHEEL STOP
21. FUTURE E.V. CHARGING STATIONS (STUBBED CONDUIT ONLY) FOR FUTURE E.V. CHARGING STATIONS - SEE ELECTRICAL DRAWINGS
22. WATER QUALITY FACILITY LOCATION - BIO-RETENTION - SEE CIVIL DRAWINGS
23. REPLACE EXIST. DRIVE W/ CITY CORONA DRIVEWAY TYPE 1(26' WIDE) - SEE CIVIL DWGS
24. EXISTING FIRE HYDRANT



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EXHIBIT A2