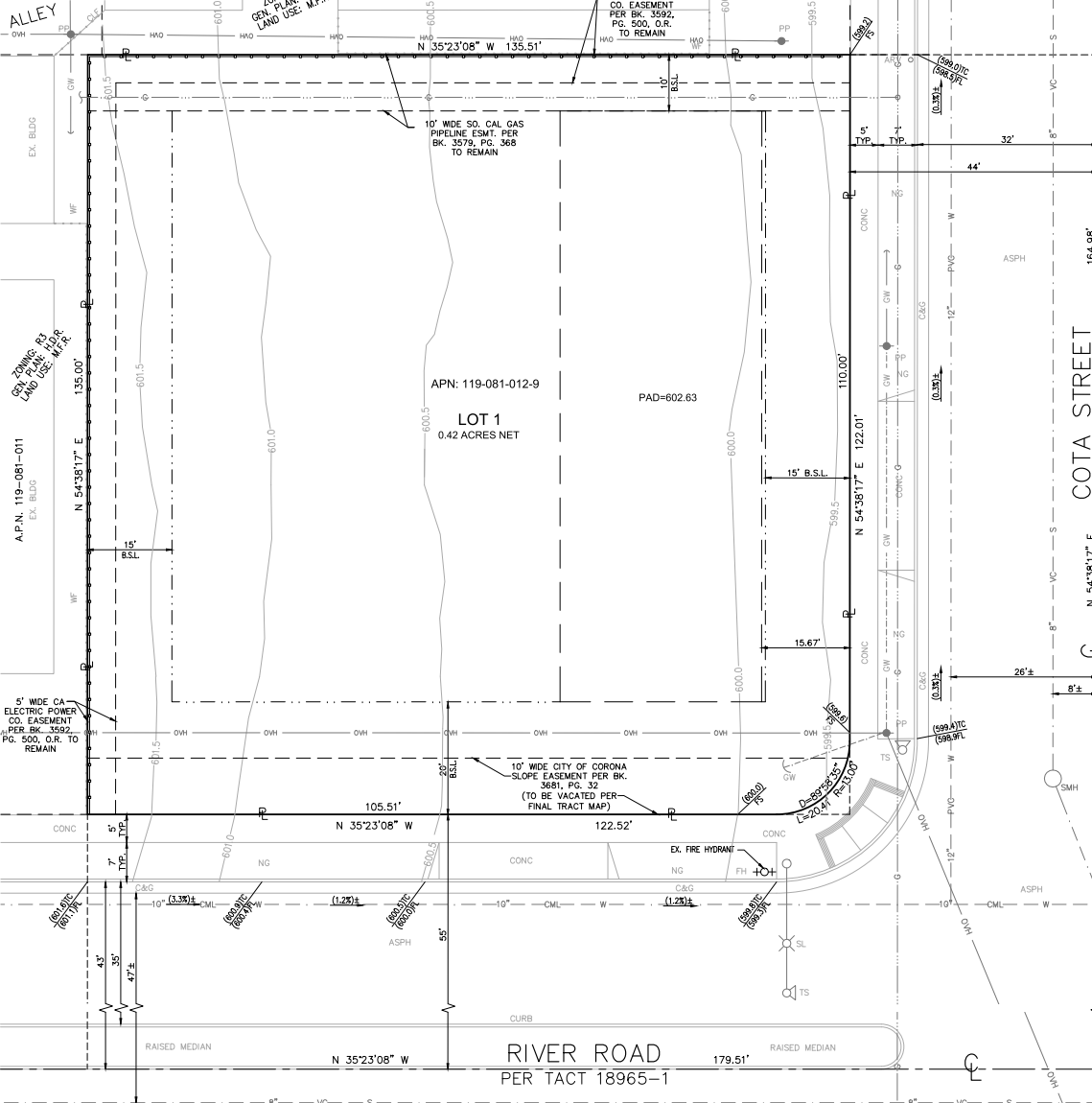


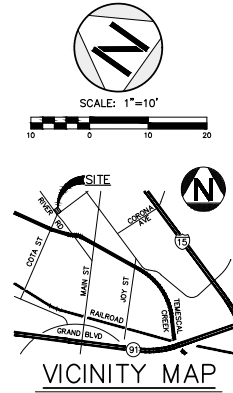
DPR2022-0015



IN THE CITY OF CORONA
TENTATIVE
TRACT MAP NO. 37805
FOR RESIDENTIAL CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF LOT 13, TRACT NO. 2746, AS SHOWN BY MAP ON FILE IN BOOK 47, PAGE 96 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

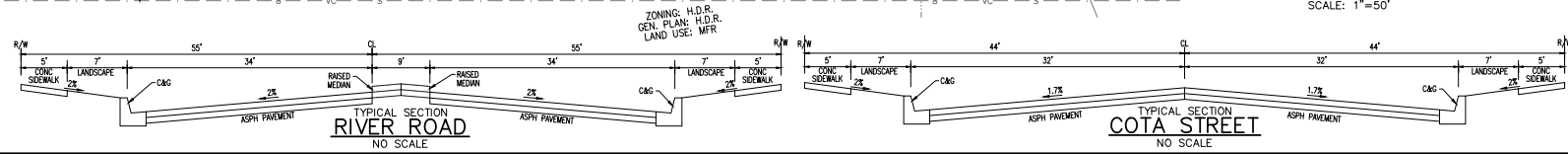
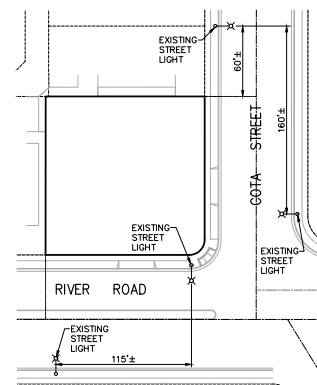
DECEMBER 2023
SITETECH, INC.
OWNER/APPLICANT: 2020 JURUPA VALLEY GROUP, LLC
CONTACT: AURANGZEER MIRZA
13871 WEST STREET
GARDEN GROVE, CA 92843
PH: (714) 606-4023
ENGINEER/MAP PREPARER: SITETECH, INC.
8061 CHURCH STREET
P.O. BOX 592
HIGHLAND, CA 92346
PH: (909) 864-3180



- NOTES:**
1. THE PROPOSED PROJECT IS FOR 9 ATTACHED RESIDENTIAL CONDOMINIUMS. THERE IS 1 LOT PROPOSED FOR THIS PROJECT WHICH CONTAINS NET 0.411 ACRES FOR AN OVERALL DWELLING UNIT PER ACRE OF 21.4 DU/AC.
 2. ASSESSOR'S PARCEL NUMBER: 119-081-012.
 3. THIS PROJECT SIZE IS 0.42 NET ACRES.
 4. EXISTING AND PROPOSED LAND USE IS HDR (HIGH DENSITY RESIDENTIAL) 15 - 36 DU/AC.
 5. EXISTING AND PROPOSED ZONING IS R-3 (MULTIPLE FAMILY RESIDENTIAL).
 6. EXISTING LAND IS VACANT.
 7. EXISTING LAND USE OF ALL SURROUNDING PROPERTY TO THIS PROJECT: MULTIPLE FAMILY RESIDENTIAL (NORTHEAST / NORTHWEST / SOUTHWEST) RESIDENTIAL - (SOUTHEAST)
 8. EXISTING ZONING FOR THE SURROUNDING PROPERTY TO THIS PROJECT: R3 (NORTHEAST / NORTHWEST) HDR (SOUTHWEST) SCF (SOUTHEAST)
 9. THERE ARE NO NEW STREETS PROPOSED WITHIN THIS DEVELOPMENT.
 10. THERE ARE NO EXISTING TREES ON THE PROPERTY OR ALONG THE PROPERTY FRONTAGE. NO REGULATED TREES WILL BE REMOVED AS A PART OF THIS PROJECT.
 11. THE AVERAGE SLOPE OF BOTH FEASIBLE ACCESS ROUTE AND FEASIBLE BUILDING SITE DOES NOT EXCEED TEN PERCENT (10%).
 12. A PRECISE GRADING PLAN IS PROPOSED FOR THIS PROJECT.
 13. TYPE OF PROPOSED CONSTRUCTION: N (NEW)
 14. FOR COMPLETE LEGAL DESCRIPTION, SEE TITLE REPORT.
 15. NO WATER COURSES CROSS THIS PROPERTY AND IT IS NOT WITHIN A FLOOD ZONE.
 16. APPROXIMATE EARTHWORK QUANTITIES: CUT 110 C.Y., FILL 110 C.Y..
 17. LIGHTING TO BE ON FROM DUSK TO SUNRISE AND TO BE SHIELDED FROM ADJOINING PROPERTIES.
 18. PROPERTY LOT WIDTH - 135.5', PROPERTY LOT DEPTH - 135.0'.
 19. PARKING STALLS - 19 REGULAR / 1 HANDICAP.
 20. PROJECT FILE NUMBER: DPR2022-0015.
 21. SEE SITE PLAN FOR ADDITIONAL INFORMATION.
 22. ALL KNOWN EASEMENTS THAT AFFECT THE PROPERTY ARE SHOWN HEREON.

LEGAL DESCRIPTION:
THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:
REAL PROPERTY IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOT 13, TRACT NO. 2746, AS SHOWN BY MAP ON FILE IN BOOK 47, PAGE 96 OF MAPS, RECORDS OF RIVERSIDE COUNTY.
APN: 119-081-012-9

EASEMENT NOTES:
-CITY OF CORONA SLOPE EASEMENT RECORDED IN BOOK 3681, PAGE 32 OF OFFICIAL RECORDS.
-EASEMENT FOR PIPE LINES, AND INCIDENTAL PURPOSES RECORDED IN BOOK 3579, PAGE 368 OF OFFICIAL RECORDS.
-EASEMENT FOR POLE LINES, CONDUITS, AND INCIDENTAL PURPOSES RECORDED IN BOOK 3582, PAGE 500 OF OFFICIAL RECORDS.



COMPANIES AND AGENCIES SERVICING THIS PROJECT ARE AS FOLLOWS:

CORONA DEPARTMENT OF WATER AND POWER 400 S. VICTORIAL AVE., #210 CORONA, CA 92882	SERVICE - WATER, SEWER & ELECTRIC
SOUTHERN CALIFORNIA EDISON 1351 E. FRANCIS ST ONTARIO, CA 91761	SERVICE - ELECTRIC
SOUTHERN CALIFORNIA GAS 341 S. LINCOLN AVE CORONA, CA 92882	SERVICE - GAS
AT&T 1222 MAGNOLIA AVE, SUITE #103 CORONA, CA 92881	SERVICE - PHONE & INTERNET
FRONTIER 280 S. LOCUST ST POMONA, CA 91766	SERVICE - PHONE & INTERNET
WASTE MANAGEMENT 800 S. TEMESCAL STREET CORONA, CA 92879	SERVICE - REFUSE



SITETECH INC.
8061 CHURCH ST. HIGHLAND CA 92346 PO BOX 592
PH: (909) 864-3180, FAX: (909) 864-0850
BERNHARDT K. MAYER R.C.E. 36866
DECEMBER 21, 2023 DATE

EXHIBIT 2